



County Development Review Authority

111 Union Square Street SE, Suite 100,
Thursday, April, 2013
9:00 AM

MEMBERS

Nicholas Hamm, Chair

Thomas Kay, Zoning

Henry Gabaldon, Fire Department

Rick Heckes, Solid Waste and Diversified Services

Don Briggs, Public Works

Christi L. Tanner, Public Works

Allan Porter, ABCWUA

Miriam Y. Aguilar, Recording Secretary

A. SIGN-IN

B. INTRODUCTIONS

C. ANNOUNCEMENTS

D. CHANGES AND/OR ADDITIONS TO THE AGENDA

FINAL PLAT

1. Srp-20120069/D-15/North Valley

Request for Final Plat. Tierra West, LLC, agent for Carlos Chavez/Meso Am LLC, is proposing a replat of Tracts 110, and 149, MRGCD Map No. 27, Tract A, Lands of Tewa Moulding Corporation, Lots 4-A1, 4-B1, 4-C1, and 4-D1, Lands of Jacobson, Section 21, T11N, R3E, located at 100 Daniel Rd. NW, zoned A-1 with a Special Use Permit, containing 27.75 acres±.

SEMI-URBAN

NORTH VALLEY AREA PLAN

2. Srp-20130002/D-36/East Mountain

Request for Final Plat. Susan McGehee is proposing to create a three (3) lot subdivision of a tract of land in the NE ¼ of Section 24, T11N, R6E, located 82 Entramosa Lane, zoned A-2, containing 49.08 acres±.

RURAL

EAST MOUNTAIN AREA PLAN

SKETCH/FINAL PLAT

3. Srp-20130020/N-12/South Valley

Request for Sketch/Final Plat. Huitt-Zollars, INC, agent for Greater Albuquerque Habitat, is proposing to create a replat of Lots 1 thru 4, Section 1, T9N, R2E, located at 1730 Val Verde Dr SW, zoned R-1, containing 3.9 acres±.

SEMI-URBAN

SOUTHWEST AREA PLAN

OTHER MATTER



County Development Review Authority

Meeting: 04/25/13 09:00 AM

Department: Zoning/Building/Planning
 Prepared By: Nick Hamm
 Director: Nano Chavez
 CDRA Chair Nick Hamm

Title: Srp-20120069/D-15/North Valley

Action: Request for Final Plat. Tierra West, LLC, agent for Carlos Chavez/Meso Am LLC, is proposing a replat of Tracts 110, and 149, MRGCD Map No. 27, Tract A, Lands of Tewa Moulding Corporation, Lots 4-A1, 4-B1, 4-C1, and 4-D1, Lands of Jacobson, Section 21, T11N, R3E, located at 100 Daniel Rd. NW, zoned A-1 with a Special Use Permit, containing 27.75 acres±.

SEMI-URBAN

NORTH VALLEY AREA PLAN

ATTACHMENTS:

- Application (PDF)
- Final Plat 4-15-13 (PDF)
- Application_resubmittalSketch (PDF)
- Sketch Plat 4-1-13(PDF)

BERNALILLO COUNTY

Department of Zoning, Building and Planning
111 Union Square, SE
Albuquerque, NM 87102
(505) 314-0350 Fax: (505) 314-0480



SUMMARY REVIEW

Application Date: 13/AUG/2012

Application Number: SRP 20120069

Hearing Date: APRIL 25, 2013

OWNER

OWNER	BANK OF ALBUQUERQUE	PHONE
MAILING ADDRESS	6242 E 41 ST 3	CITY/STATE TULSA, OK
		ZIP 74135 6118

AGENT

AGENT	TIERRA WEST, LLC	PHONE
MAILING ADDRESS	5571 MIDWAY PARK PLACE NE	CITY/STATE ALBUQUERQUE, NM
		ZIP 87109

SITE INFORMATION

SITE ADDRESS 100 DANIEL RD NW, ALBUQUERQUE, NM		
DIRECTIONS		
LEGAL DESCRIPTION TRACT A LANDS OF TEWA MOULDING CORPORATION		
MAP # D-15	CURRENT ZONE(S) A-1	PROPERTY SIZE in acre 11.294983864095500459136823
UPC # 101506347527140742	PROPOSED ZONE(S)	SUBDIVISION NAME
EXISTING BUILDING & USE		
PROPOSED BUILDING & USE PLSRP SUMMARY REVIEW PROCEDURES		

DETAIL INFORMATION

SCOPE OF WORK	MINOR SUDIVISION WITHIN BERNALILLO COUNTY.
SUBDIVISION TYPE: 3 EXISTING LOTS: 9 PROPOSED LOTS: 2 TOTAL ACREAGE: 16.5809 PLAT TYPE: 8/13/12 SKETCH AP...3/04/2013: SKETCH PLAT//CLC...4/01/2013: SKETCH//JP...4/15/2013: FINAL PLAT//CLC	
DETAILED INFORMATION	
101506347527140742 101506346323940738	

I hereby acknowledge that I have read this application and stated that the above is correct. I agree to comply with the requirements of the County of Bernalillo, New Mexico, and the State of New Mexico as found in the appropriate ordinances adopted by both government agencies. I have reviewed appropriate section of text found on the reverse side of this application which is relative to this application.

☐ Owner

APPLICATION FOR SUBDIVISION OF LAND

BERNALILLO COUNTY
Zoning, Building & Planning
314-0350

OFFICE USE ONLY

CASE #:

SRP 20120069

CDRA MEETING DATE:

April 25, 2013

OWNER Carlos Chavez- Meso Am, LLC

PHONE 505-345-8944

ADDRESS/CITY/ZIP 7601 Second Street NW Albuquerque NM 87107

AGENT Tierra West, LLC

PHONE 505-858-3100

ADDRESS/CITY/ZIP 5571 Midway Park Place NE Albuquerque, NM 87109

LEGAL DESCRIPTION

UPC#	1	0	1	5	0	6	3	4	7	5	2	7	1	4	0	7	4	2	Tract A-1 and Tract A-2 Meso AM
UPC#	1	0	1	5	0	6	3	4	6	3	2	3	9	4	0	7	3	8	Please list any additional UPC numbers on a separate sheet.

SECTION I: SUBDIVISION

TYPE (check one):

- ☐ TYPE 1 ☐ TYPE 4
☐ TYPE 2 ☐ TYPE 5
☒ TYPE 3

EXISTING LOTS 9

PROPOSED # OF LOTS 4

TOTAL ACREAGE 27.7567 +/-

SPECIAL PROCEDURES

(check one)

- ☒ REPLAT ☐ OTHER
☐ LOT LINE ADJUSTMENT

YEAR LAST DIVIDED:

- ☒ > 7 YEARS ☐ < 7 YEARS

SECTION II: REVIEW PROCEDURES (CHECK ONE):

- ☒ RESUBMITTAL
 MINOR SUBDIVISION: TYPE 3 (5 -LOTS)
 OR TYPE 5 (SUMMARY REVIEW):

☒ SKETCH PLAT☒ FINAL PLAT

MAJOR SUBDIVISION TYPES 1, 2, 3 (6 + LOTS)
 OR TYPE 4

- ☐ SKETCH PLAT
☐ PRELIMINARY PLAT
☐ FINAL PLAT
☐ SKETCH/FINAL PLAT

CASE REVIEW COMMITTEE MEETING DATE

(FOR DEFINITIONS OF SECTION I & II, REFER TO REVERSE SIDE OF FORM)

OFFICE USE ONLY

ZONE ATLAS
PG:ZONE
CLASS:COMPREHENSIVE PLAN
LAND USE DESIGNATION:

AREA PLAN:

PLANNING QUADRANT:
(CIRCLE ONE)

NE HTS NV
 EM SV
 SW NW

OFFICE USE ONLY

FEES:

APPLICATION FEE:

OTHER FEES:

TOTAL FEES

RECEIPT #:

I hereby acknowledge that I have read this application & the information submitted is correct. I acknowledge that I must comply with all applicable Bernalillo County Ordinances, the Extraterritorial Subdivision Ordinance (if applicable) & New Mexico State Statutes. I understand this is an application for subdivision review & this request may be denied or deferred.

Signature

Date 04/01/2013

Packet Pg. 5

OFFICE USE ONLY

Attachment: Application (2820 : Srp-20120069)

101506343819440708

101506347821540757

101506346323940738

101506347527140742

Attachment: Application (2820 : Srp-20120069)



Albuquerque Bernalillo County
Water Utility Authority

P.O. Box 1293
Albuquerque, NM 871

August 4, 2011

Mr. Joel Hernandez, P.E.
Tierra West, LLC
5571 Midway Park place NE
Albuquerque, NM 87109
505.858.3100 xt 216
www.tierrawestllc.com

RE: Mayan Development Utility Servicability
7700 & 7708 Daniel Cr. NW

Mr. Hernandez,

You have requested an availability statement for the above referenced properties. The availability statement will address specific water and sewer infrastructure that may be required for the proposed development project on that property. This letter will address utility service in a more general manner.

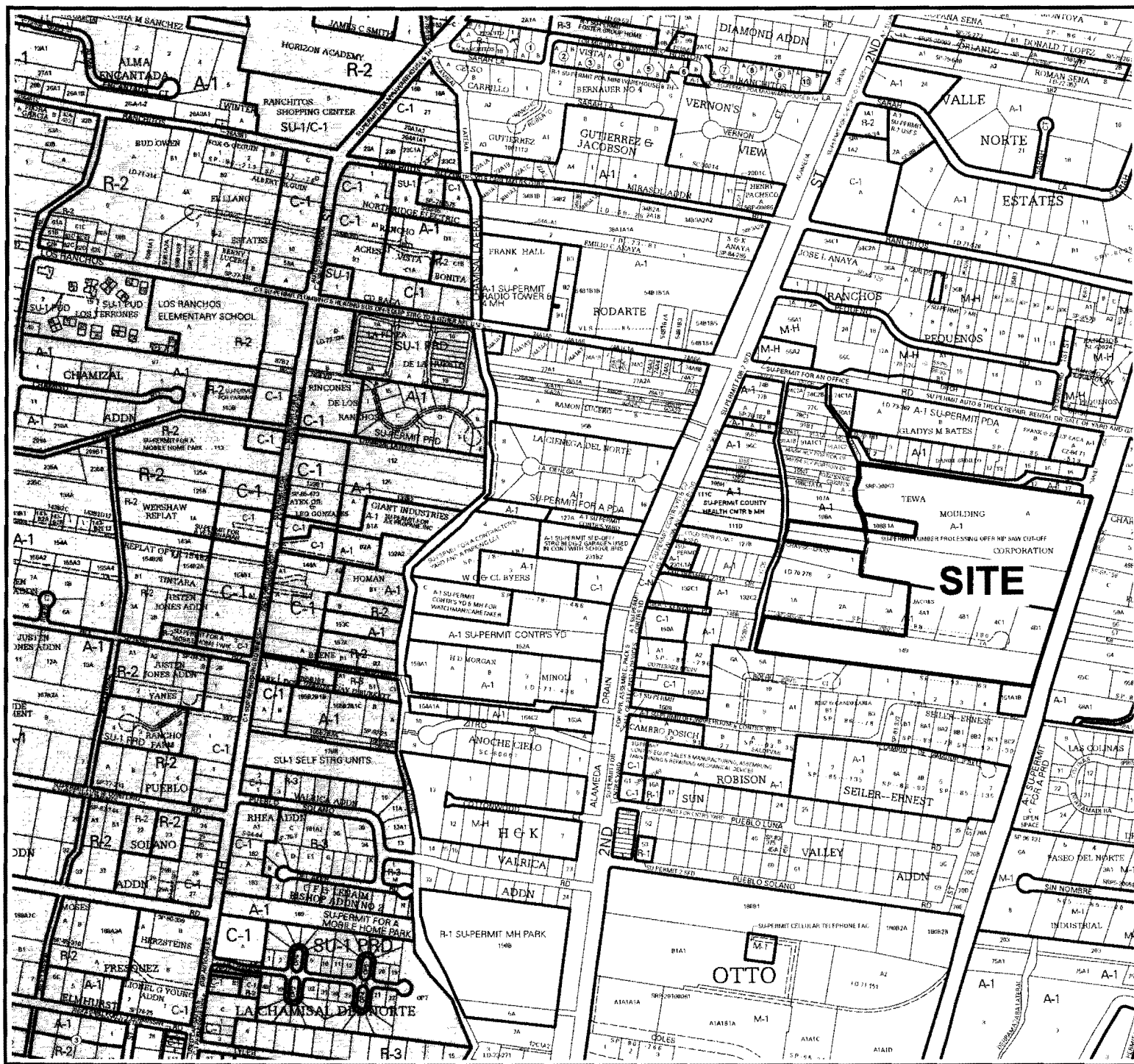
ABCWUA water and wastewater infrastructure in Daniel Cr. is adjacent on both the north and the western sides of the property. This infrastructure includes 8-inch wastewater collector lines and 6-inch water distribution lines. In general terms, ABCWUA will be able to provide water and wastewater service to the property via this existing infrastructure. Please note that, depending on the final site layout and required fire flows, public water and wastewater line extensions may have to be constructed.

Please feel free to contact me at 505.294.3989 if you have any questions.

Sincerely,

Allan Porter, P.E.
Principal Engineer
ABCWUA Utility Development

Attachment: Application (2820 : Srp-20120069)



LEGAL DESCR

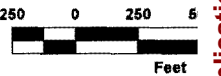
T11N

R3E

SEC 21

UNIFORM PROPE

1-015-06



Map amended thro

PUBLIC WORKS
GIS PROFF

This information is for Bernalillo County assumes associated with the use of t solely responsible for con when necessary. Sour Bernalillo County and the (For current inform www.bermco.gov/g

D-15-7

Packet Pg. 8

Attachment: Application (2820 : Srp-20120069)



BERNALILLO COUNTY

Zoning, Building, Planning & Environmental Health Department
 111 Union Square St. SE, Suite 100
 Albuquerque, NM 87102
 (505) 314-0350
 (505) 314-0480 - fax

AGENT'S AUTHORIZATION FORM

This form is used to allow someone other than the registered owner of a specific parcel of property to act on behalf of the owner for a proposed permit and/or request.

100 Daniel Road NW, Albuquerque New Mexico

ADDRESS OF SUBJECT PROPERTY

Please print

Please print

Carlos Chavez, Managing Member MESO AM, LLC

Ronald R. Bohannon, Tierra West, LLC

NAME OF PROPERTY OWNER

AGENT'S NAME OR COMPANY

7601 Second Street NW

5571 Midway Park Place NE

ADDRESS OF PROPERTY OWNER

AGENT'S ADDRESS

Albuquerque, NM 87107

Albuquerque, NM 87109

CITY STATE ZIP

CITY STATE ZIP

505-345-8944

505-858-3100

PHONE NUMBER

AGENT'S PHONE NUMBER

I, Carlos Chavez, owner & shareholder of MesoAm, LLC, the legally registered property owner for the site located at 100 Daniel Road NW, Albuquerque New Mexico,

which is situated within the unincorporated area of Bernalillo County, hereby authorize the referenced individual and/or company to make application and act as my agent concerning the following request:

Sketch & Final plat, Special Use Permit Application, Conditional Use Permit Application,

Conditional Use Permit Application, Engineering Plans and building permit submittal

Owner's signature

Date

Agent's signature

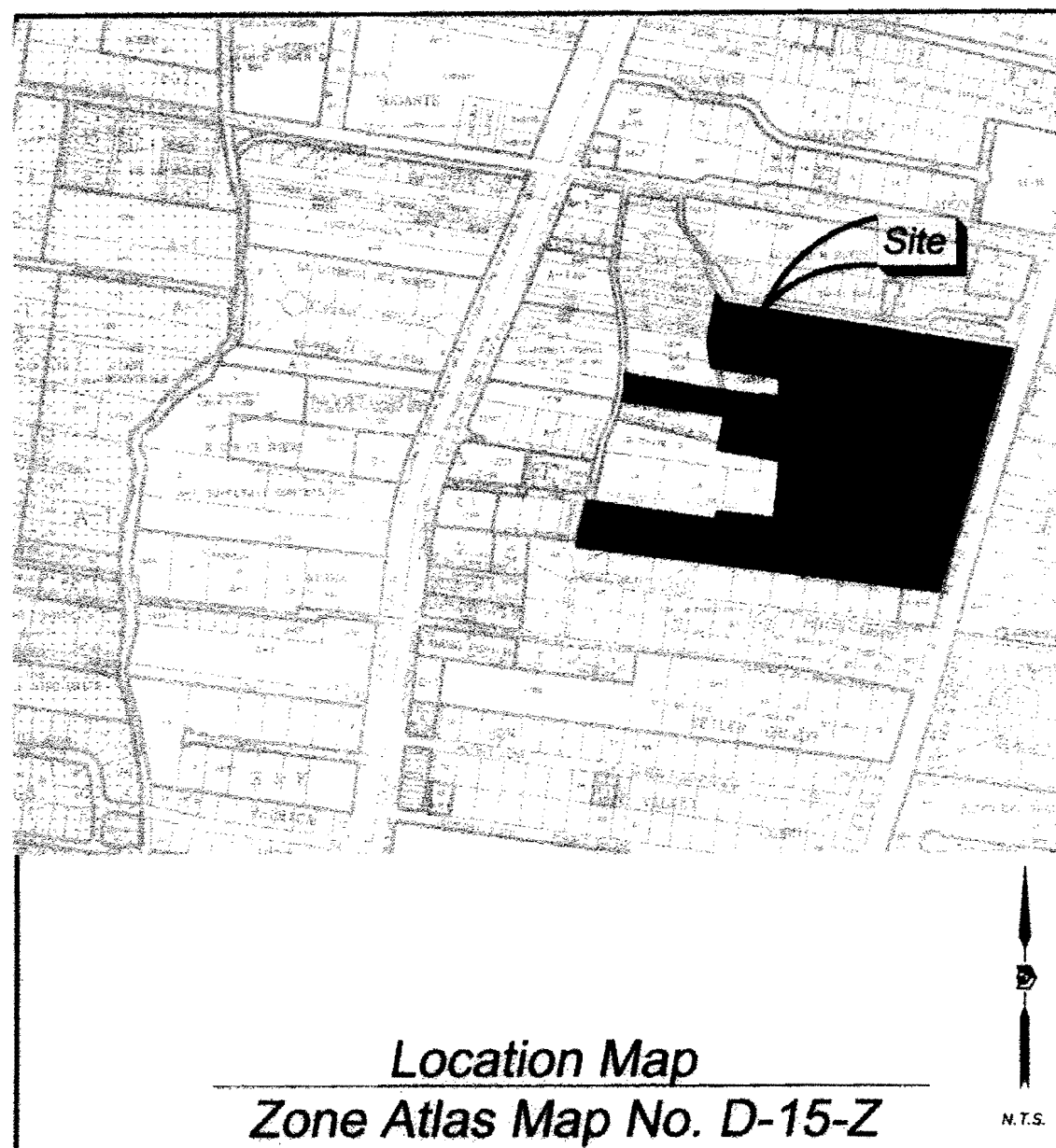
Packet Pg. 9

Attachment: Application (2820 : Srp-20120069)

SRP-20120069
SITE PLAN
APRIL 15, 2013

Plat of
Tracts A, B, C, and D
Meso Am
Bernalillo County, New Mexico
April 2013

RECORDING STAMP



Legal Description

SEE SHEET 2 OF 4 FOR LEGAL DESCRIPTION

Approvals

SRP No. 20120069

BERNALILLO COUNTY ENVIRONMENTAL HEALTH	DATE
BERNALILLO COUNTY FIRE MARSHAL'S OFFICE	DATE
BERNALILLO COUNTY ZONING	DATE
BERNALILLO COUNTY PUBLIC WORKS	DATE
BERNALILLO COUNTY DEVELOPMENT REVIEW AUTHORITY, CHAIR	DATE
PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST CABLE	DATE
A.B.C.W.U.A.	DATE
CITY SURVEYOR	DATE

Subdivision Data:

ZONING: A-1 AND A-1 WITH SPECIAL USE PERMIT FOR LUMBER PROCESSING
GROSS SUBDIVISION ACREAGE: 27.7567 ACRES±
ZONE ATLAS INDEX NO: D-15-Z
NO. OF TRACTS CREATED: 4
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: AUGUST 2011

Notes:

1. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE -- NAD 1983).
2. ALL DISTANCES ARE GROUND DISTANCES--US SURVEY FOOT.
3. THIS PROPERTY LIES WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 21, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. SEE SHEET 3 FOR GRADING NOTES

Public Utility Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PSNM"), A NEW MEXICO CORPORATION, (PSNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDED ELECTRICAL SERVICES.
- B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDED NATURAL GAS SERVICES.
- C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

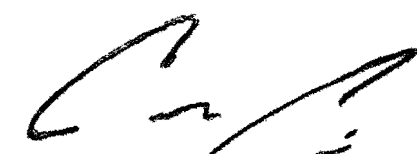
DISCLAIMER

IN APPROVING THIS PLAT, QWEST CORPORATION D/B/A CENTURYLINK QC, PUBLIC SERVICE COMPANY OF NEW MEXICO (PSNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, CENTURYLINK, PSNM, AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.


CARLOS CHAVEZ
MANAGING MEMBER
MESO AM, LLC
A NEW MEXICO LIMITED LIABILITY COMPANY

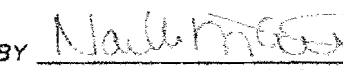
4/12/13

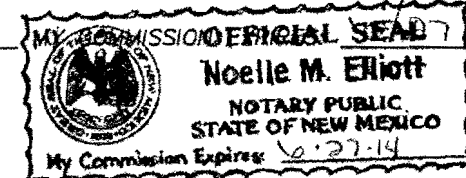
DATE

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF April, 2013 BY
CARLOS CHAVEZ, MANAGING MEMBER, MESO AM, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

BY 
NOTARY PUBLIC



Purpose of Plat:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING SEVEN TRACTS INTO FOUR NEW TRACTS AND TO GRANT AN EASEMENT.

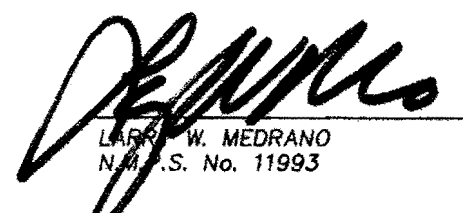
M.R.G.C.D. Note:

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS ARE FULLY RESERVED TO SAID DISTRICT AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED _____ DATE _____

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE COUNTY OF BERNALILLO SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

 4/12/2013
LARRY W. MEDRANO
N.M.S. No. 11993
DATE



INDEXING INFORMATION FOR COUNTY CLERK
OWNER BANK OF ALBUQUERQUE, N.A.
SECTION 21, TOWNSHIP 11 N, RANGE 3 E,
SUBDIVISION MESO AM

Sheet 1 of 4

112100P7

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 21, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACTS 110 AND 149 AS THE SAME ARE SHOWN AND DESIGNATED ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 27, AND TOGETHER WITH TRACT "A" OF LANDS OF TEWA MOULDING CORPORATION, A NEW MEXICO CORPORATION, SITUATE IN BERNALILLO COUNTY, NEW MEXICO, "FOR ASSESSMENT PURPOSES", AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 9, 1970, RECORDED IN VOLUME C7, FOLIO 167, TOGETHER WITH LOTS 4--A1, 4--B1, 4--C1 AND 4--D1, LANDS OF JACOBSON, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 6, 1988, RECORDED IN BOOK C36, PAGE 169, SAID LOTS AND TRACTS BEING COMBINED AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED TRACT LYING ON THE SOUTH RIGHT OF WAY LINE OF DANIEL ROAD, N.W. FROM WHENCE A TIE TO ALBUQUERQUE GEOGRAPHIC REFERENCE SYSTEM MONUMENT "18_D15" BEARS N 15°27'00" E, A DISTANCE OF 3,991.51 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID SOUTH RIGHT OF WAY LINE S 81°08'58" E, A DISTANCE OF 1,239.92 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT LYING ON THE WEST RIGHT OF WAY LINE OF N.M.D.O.T. RAILROAD RIGHT OF WAY MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 4577";

THENCE ALONG SAID WEST RIGHT OF WAY LINE FOR THE NEXT THREE COURSES, S 16°57'03" W, A DISTANCE OF 610.52 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A FOUND NO. 4 REBAR;

THENCE S 17°12'50" W, A DISTANCE OF 257.64 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 4 REBAR;

THENCE S 17°06'39" W, A DISTANCE OF 189.39 FEET TO THE SOUTHEAST CORNER OF DESCRIBED PARCEL MARKED BY A FOUND 1.5" BOLT;

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, N 81°59'57" W, A DISTANCE OF 191.45 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A FOUND 1" IRON PIPE;

THENCE N 83°01'35" W, A DISTANCE OF 130.46 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 83°00'03" W, A DISTANCE OF 132.24 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC "PS 9750";

THENCE N 83°00'36" W, A DISTANCE OF 134.05 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 9750";

THENCE N 83°03'19" W, A DISTANCE OF 135.93 FEET TO A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 9750"

THENCE N 83°42'48" W, A DISTANCE OF 585.22 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 83°27'02" W, A DISTANCE OF 196.12 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING ON THE EAST RIGHT OF WAY LINE OF DANIEL CIRCLE, N.W. MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE ALONG SAID EAST RIGHT OF WAY LINE N 15°14'19" E, A DISTANCE OF 191.10 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, S 83°03'45" E, A DISTANCE OF 551.12 FEET

THENCE N 06°56'15" E, A DISTANCE OF 40.00 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 83°08'45" E, A DISTANCE OF 229.08 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A SET NO. 4 REBAR;

THENCE N 06°50'06" E, A DISTANCE OF 236.44 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 6446";

THENCE N 81°11'38" W, A DISTANCE OF 83.73 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A FOUND 2" IRON PIPE;

THENCE N 80°32'49" W, A DISTANCE OF 199.97 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A FOUND 1/2" IRON PIPE;

THENCE N 08°30'19" E, A DISTANCE OF 127.03 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993;

THENCE N 81°28'32" W, A DISTANCE OF 435.71 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL LYING ON THE EAST RIGHT OF WAY LINE OF DANIEL LOOP, N.W. MARKED BY A FOUND 2" IRON PIPE WITH A 60D NAIL;

THENCE ALONG SAID EAST RIGHT OF WAY LINE FOR THE NEXT TWO CALLS, N 13°24'25" E, A DISTANCE OF 66.28 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 06°24'19" E, A DISTANCE OF 55.60 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, S 81°05'03" E, A DISTANCE OF 430.31 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A FOUND NO. 4 REBAR;

THENCE S 81°06'42" E, A DISTANCE OF 256.37 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A FOUND NO. 4 REBAR;

THENCE N 09°02'23" E, A DISTANCE OF 86.14 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 4577;

THENCE N 80°57'10" W, A DISTANCE OF 286.35 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 26°15'23" W, A DISTANCE OF 77.00 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 06°45'23" W, A DISTANCE OF 65.35 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A FOUND 2" IRON PIPE;

THENCE N 23°01'50" E, A DISTANCE OF 49.72 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 4577";

THENCE N 03°13'23" E, A DISTANCE OF 100.19 FEET TO THE POINT OF BEGINNING, CONTAINING 27.7567 ACRES (11,209,081 SQUARE FEET), MORE OR LESS.

RECORDING STAMP

Plat of
Tracts A, B, C, and D
Meso Am
Bernalillo County, New Mexico
April 2013

Boundary Line Table

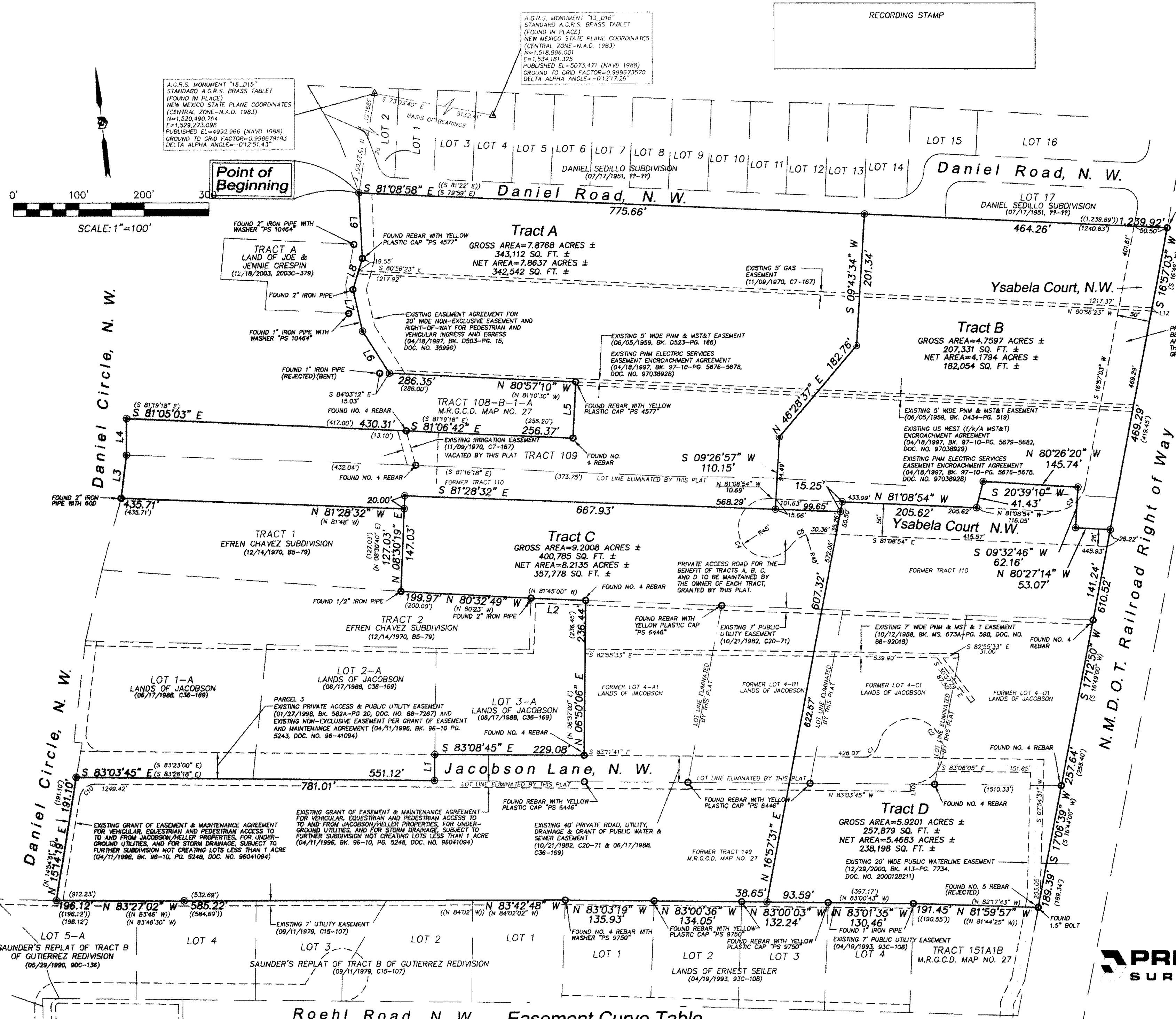
LINE	BEARING	DISTANCE
L1	N 06°56'15" E	40.00'
	(N 06°37'00" E)	(40.00')
L2	N 81°11'38" W	83.73'
L3	N 13°24'25" E	66.28'
L4	N 06°24'19" E	55.60'
	(N 08°10'12" E)	(55.60')
L5	N 09°02'23" E	86.14'
	(N 08°48'30" E)	(86.17')
L6	N 26°15'23" W	77.00'
	(S 26°29'30" E)	(77.00')
L7	N 06°45'23" W	65.35'
	(N 06°59'30" W)	(65.35')
L8	N 23°01'50" E	49.72'
	(N 21°09' E)	(49.70')
L9	N 03°13'23" E	100.19'
	(N 03°46' E)	(99.75')
L10	N 09°11'10" E	16.80'
L11	S 81°11'48" E	13.08'
L12	S 16°57'03" W	5.05'
L13	S 13°24'25" W	20.08'
L14	S 88°57'56" W	88.55'
L15	S 06°49'47" W	11.14'

Boundary Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	200.00'	32.59'	16.31'	9°19'35"	S 86°22'17" E	32.52'
C2	200.00'	33.46'	16.77'	9°35'07"	N 86°14'30" W	33.42'
C3	150.00'	144.53'	78.43'	55°12'24"	N 53°50'45" W	139.00'
C4	150.00'	144.38'	78.33'	55°08'58"	S 53°49'02" E	138.87'
C5	25.00'	27.68'	15.45'	63°25'51"	S 88°26'16" E	26.29'
C6	45.00'	218.63'	38.87'	278°22'00"	N 19°01'49" E	58.83'
C7	25.00'	18.14'	9.49'	41°34'05"	N 42°34'14" W	17.74'
C8	25.00'	34.12'	20.31'	78°11'32"	N 57°42'33" E	31.53'
C9	50.00'	225.42'	61.40'	258°19'05"	N 32°13'41" W	77.54'
C10	25.00'	35.65'	21.62'	81°41'55"	S 56°05'17" W	32.70'
C11	25.00'	38.45'	24.19'	88°06'48"	S 37°39'05" E	34.77'
C12	25.00'	37.04'	22.86'	84°53'06"	S 55°50'58" W	33.74'

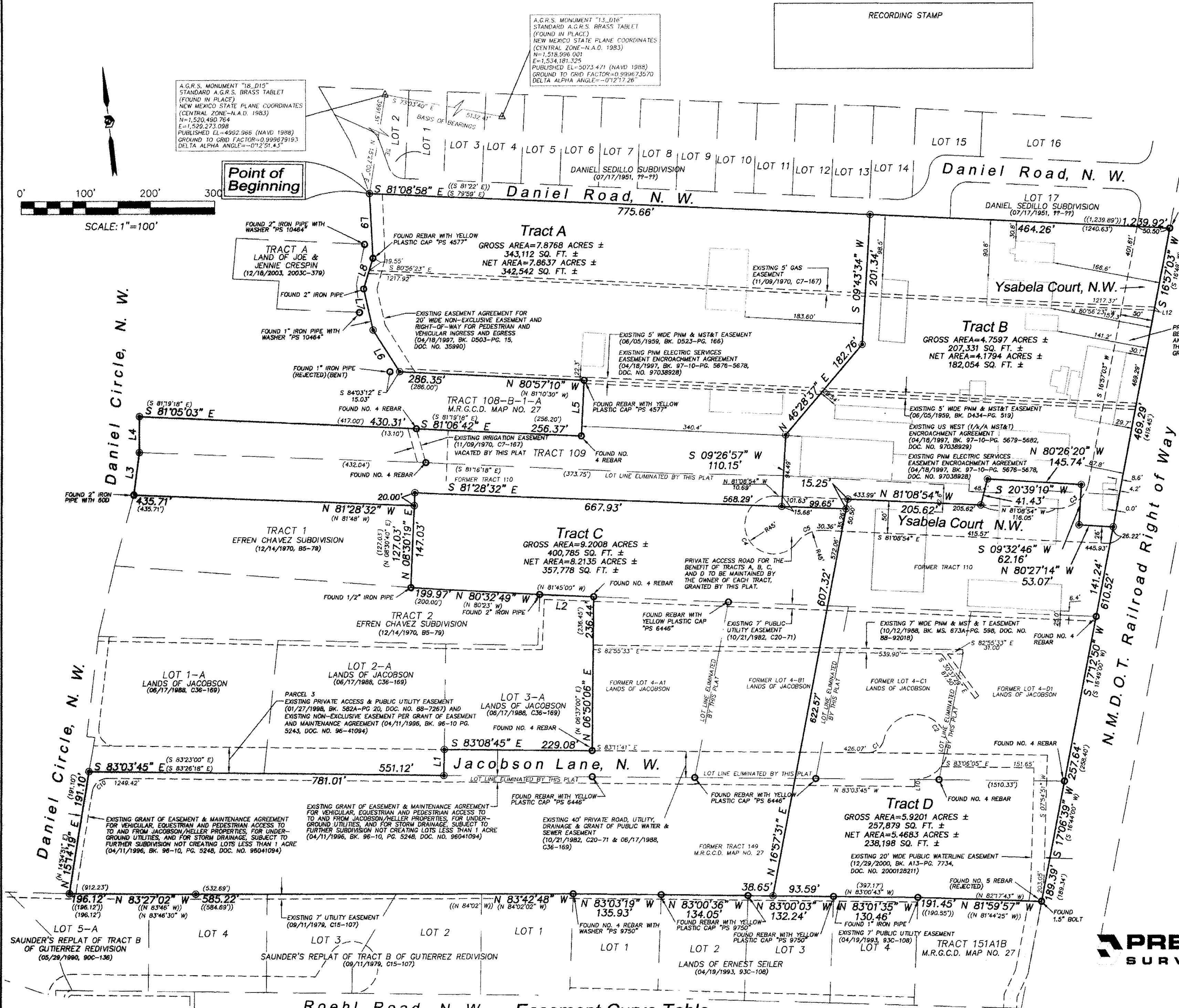
INDEXING INFORMATION FOR COUNTY CLERK
OWNER BANK OF ALBUQUERQUE, N.A.
SECTION 21, TOWNSHIP 11 N., RANGE 3 E.
SUBDIVISION MESO AM

Site Plan of
Tracts A, B, C, and D
Meso Am
Bernalillo County, New Mexico
April 2013



—SEE SHEET 2 OF 4 FOR BOUNDARY
LINE AND CURVE TABLES.
—SEE SHEET 4 OF 4 FOR EXISTING
IMPROVEMENTS

Site Plan of
Tracts A, B, C, and D
Meso Am
Bernalillo County, New Mexico
April 2013



Grading Notes

1. A GRADING & DRAINAGE PLAN PREPARED BY A NEW MEXICO REGISTERED ENGINEER MAY BE REQUIRED WITH FUTURE DEVELOPMENT OF THESE LOTS.
2. CROSS LOT DRAINAGE MUST NOT BE INCREASED OR IMPACTED BY DEVELOPMENT OF THESE LOTS.
3. LOTS MUST ACCEPT HISTORICAL STORM WATER RUNOFF FROM ADJACENT ROADWAYS AND PROPERTIES.
4. NO MASS SITE GRADING, CLEARING OR GRUBBING IS ALLOWED WITHOUT AN APPROVED GRADING AND DRAINAGE PLAN.

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11983" SET THIS SURVEY
△	FOUND ALUMINUM A.G.R.S. MONUMENT

SEE SHEET 2 OF 4 FOR
BOUNDARY LINE AND CURVE TABLES

PRECISION
SURVEYS, INC.

OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199

866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

Sheet 4 of 4

112100P7

BERNALILLO COUNTY

Department of Zoning, Building and Planning
111 Union Square, SE
Albuquerque, NM 87102
(505) 314-0350 Fax: (505) 314-0480



SUMMARY REVIEW

Application Date: 13/AUG/2012

Application Number: SRP 20120069

Hearing Date: 4/11/13

OWNER

OWNER BANK OF ALBUQUERQUE		PHONE
MAILING ADDRESS 6242 E 41 ST 3	CITY/STATE TULSA, OK	ZIP 74135 6118

AGENT

AGENT TIERRA WEST, LLC		PHONE 8583100
MAILING ADDRESS 5571 MIDWAY PARK PLACE NE	CITY/STATE ALBUQUERQUE, NM	ZIP 87109

SITE INFORMATION

SITE ADDRESS 100 DANIEL RD NW, ALBUQUERQUE, NM		
DIRECTIONS		
LEGAL DESCRIPTION TRACT A LANDS OF TEWA MOULDING CORPORATION		
MAP # D-15	CURRENT ZONE(S) A-1	PROPERTY SIZE in acre 11.294983864095500459136823
UPC # 101506347527140742	PROPOSED ZONE(S)	SUBDIVISION NAME
EXISTING BUILDING & USE		
PROPOSED BUILDING & USE PLSRP SUMMARY REVIEW PROCEDURES		

DETAIL INFORMATION

SCOPE OF WORK MINOR SUDIVISION WITHIN BERNALILLO COUNTY. SUBDIVISION TYPE: 3 EXISTING LOTS: 9 PROPOSED LOTS: 2 TOTAL ACREAGE: 16.5809 PLAT TYPE: 8/13/12 SKETCH AP...3/04/2013: SKETCH PLAT//CLC...4/01/2013: SKETCH//JP COMP PLAN DESIGNATION: SEMI URBAN
DETAILED INFORMATION 101506347527140742 101506346323940738

I hereby acknowledge that I have read this application and stated that the above is correct. I agree to comply with the requirements of the County of Bernalillo, New Mexico, and the State of New Mexico as found in the appropriate ordinances adopted by both government agencies. I have reviewed and signed the appropriate section of text found on the reverse side of this application which is relative to this application.

- ☐ Owner
☐ Occupant
☐ Agent

Signature _____

Date _____

Attachment: Application_resubmittalSketch (2820 : Srp-20120069)

APPLICATION FOR SUBDIVISION OF LAND

BERNALILLO COUNTY
Zoning, Building & Planning
314-0350

OFFICE USE ONLY

CASE #:

CDRA MEETING DATE:

OWNER Carlos Chavez- Meso Am, LLC

PHONE 505-345-8944

ADDRESS/CITY/ZIP 7601 Second Street NW Albuquerque NM 87107

AGENT Tierra West, LLC

PHONE 505-858-3100

ADDRESS/CITY/ZIP 5571 Midway Park Place NE Albuquerque, NM 87109

LEGAL DESCRIPTION

UPC#	1	0	1	5	0	6	3	4	7	5	2	7	1	4	0	7	4	2	Tract A-1 and Tract A-2 Meso AM
UPC#	1	0	1	5	0	6	3	4	6	3	2	3	9	4	0	7	3	8	Please list any additional UPC numbers on a separate sheet.

SECTION I: SUBDIVISION
TYPE (check one):

- ☐ TYPE 1 ☐ TYPE 4
☐ TYPE 2 ☐ TYPE 5
☒ TYPE 3

EXISTING LOTS 9
 PROPOSED # OF LOTS 2
 TOTAL ACREAGE 16.5809 +/-

SPECIAL PROCEDURES
(check one)

- ☒ REPLAT ☐ OTHER
☐ LOT LINE
 ADJUSTMENT

YEAR LAST DIVIDED:

- ☒ > 7 YEARS ☐ < 7 YEARS

SECTION II: REVIEW
PROCEDURES (CHECK ONE):

- ☒ RESUBMITTAL
 MINOR SUBDIVISION: TYPE 3 (5 -LOTS)
 OR TYPE 5 (SUMMARY REVIEW):
☒ SKETCH PLAT
☐ FINAL PLAT
 MAJOR SUBDIVISION TYPES 1, 2, 3 (6 +
 LOTS)
 OR TYPE 4

- ☐ SKETCH PLAT
☐ PRELIMINARY PLAT
☐ FINAL PLAT
☐ SKETCH/FINAL PLAT

CASE REVIEW COMMITTEE MEETING DATE

(FOR DEFINITIONS OF SECTION I & II,
REFER TO REVERSE SIDE OF FORM)

OFFICE USE ONLY

ZONE ATLAS
PG: _____ZONE
CLASS: _____COMPREHENSIVE PLAN
LAND USE DESIGNATION: _____

AREA PLAN: _____

PLANNING QUADRANT:
(CIRCLE ONE)

NE HTS NV
 EM SV
 SW NW

OFFICE USE ONLY

FEES:

APPLICATION FEE: _____

OTHER FEES: _____

TOTAL FEES: _____

RECEIPT #: _____

I hereby acknowledge that I have read this application & the information submitted is correct. I acknowledge that I must comply with all applicable Bernalillo County Ordinances, the Extraterritorial Subdivision Ordinance (if applicable) & New Mexico State Statutes. I understand this is an application for subdivision review & this request may be denied or deferred.

Signature _____

Date 04/01/2013

OFFICE USE ONLY

RECEIVED BY _____

DATE _____

101506343819440708

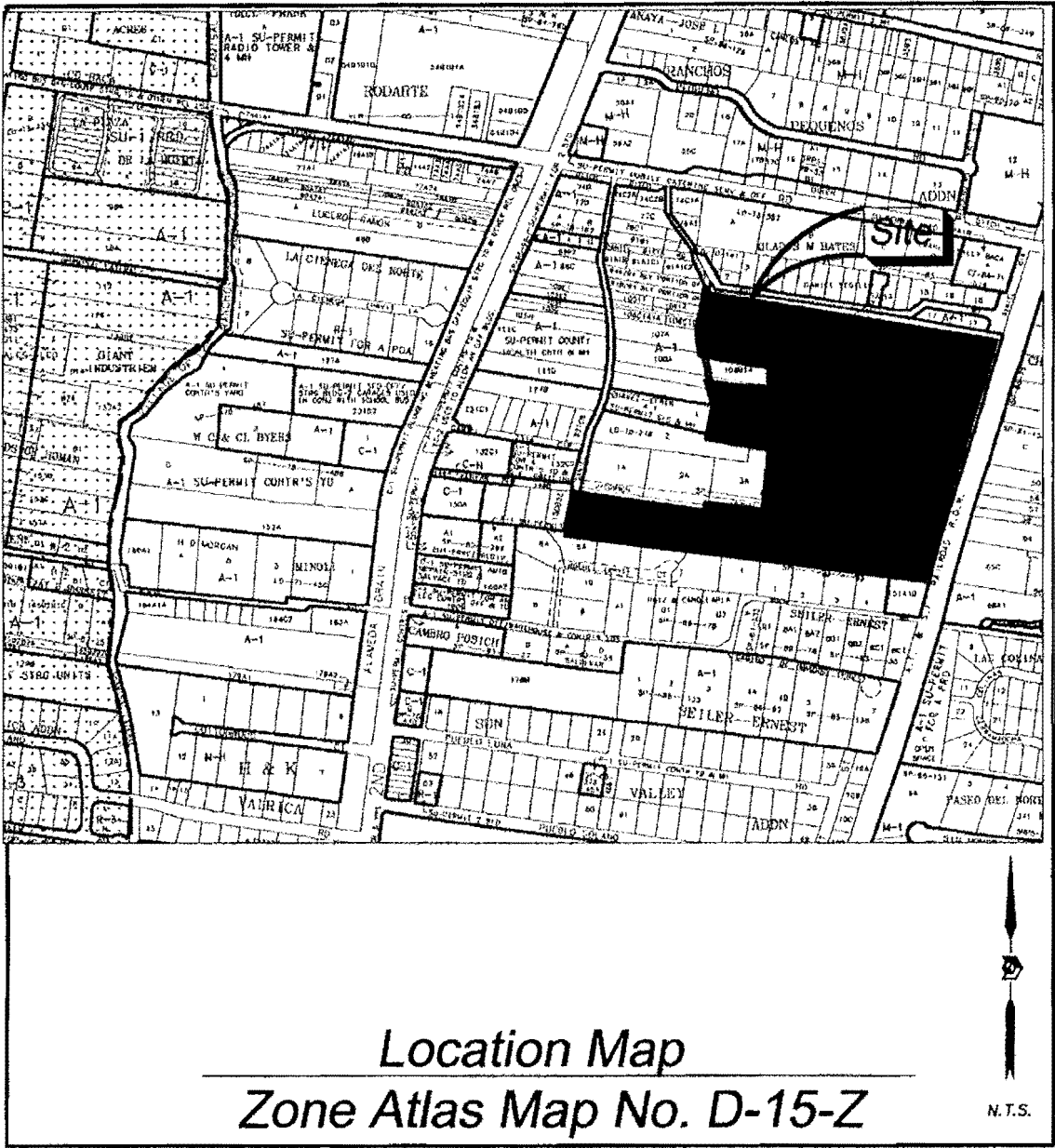
101506347821540757

101506346323940738

101506347527140742

Attachment: Application_resubmittalSketch (2820 : Srp-20120069)

Plat of
Tracts A, B, C, and D
Meso Am
Bernalillo County, New Mexico
April 2013



Subdivision Data:

ZONING: A-1 AND A-1 WITH SPECIAL USE PERMIT FOR LUMBER PROCESSING
GROSS SUBDIVISION ACREAGE: 27.7567 ACRES±
ZONE ATLAS INDEX NO: D-15-Z
NO. OF TRACTS CREATED: 4
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: AUGUST 2011

Notes:

- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 21, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SEE SHEET 3 FOR GRADING NOTES

Public Utility Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDED ELECTRICAL SERVICES.
- NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDED NATURAL GAS SERVICES.
- QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER

IN APPROVING THIS PLAT, QWEST CORPORATION D/B/A CENTURYLINK QC, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, CENTURYLINK, PNM, AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

RECORDING STAMP

Legal Description

SEE SHEET 2 OF 4 FOR LEGAL DESCRIPTION

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

CARLOS CHAVEZ
MANAGING MEMBER
MESO AM, LLC
A NEW MEXICO LIMITED LIABILITY COMPANY

DATE

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2013 BY
CARLOS CHAVEZ, MANAGING MEMBER, MESO AM, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

BY _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

Purpose of Plat:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING SEVEN TRACTS INTO FOUR NEW TRACTS AND TO GRANT AN EASEMENT.

M.R.G.C.D. Note:

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS ARE FULLY RESERVED TO SAID DISTRICT AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED _____ DATE _____

Approvals

SRP No. _____

BERNALILLO COUNTY ENVIRONMENTAL HEALTH DATE

BERNALILLO COUNTY FIRE MARSHAL'S OFFICE DATE

BERNALILLO COUNTY ZONING DATE

BERNALILLO COUNTY PUBLIC WORKS DATE

BERNALILLO COUNTY DEVELOPMENT REVIEW AUTHORITY, CHAIR DATE

PNM DATE

NEW MEXICO GAS COMPANY DATE

QWEST CORPORATION D/B/A CENTURYLINK QC DATE

COMCAST CABLE DATE

A.B.C.W.U.A. DATE

CITY SURVEYOR DATE

TREASURER'S CERTIFICATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE COUNTY OF BERNALILLO SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

LARRY W. MEDRANO
N.M.P.S. No. 11993

DATE



INDEXING INFORMATION FOR COUNTY CLERK
OWNER BANK OF ALBUQUERQUE, N.A.
SECTION 21, TOWNSHIP 11 N, RANGE 3 E,
SUBDIVISION MESO AM

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 21, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACTS 110 AS THE SAME ARE SHOWN AND DESIGNATED ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 27, AND TOGETHER WITH TRACT "A" OF LANDS OF TEWA MOULDING CORPORATION, A NEW MEXICO CORPORATION, SITUATE IN BERNALILLO COUNTY, NEW MEXICO, "FOR ASSESSMENT PURPOSES", AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 9, 1970, RECORDED IN VOLUME C7, FOLIO 167, TOGETHER WITH LOTS 4--A1, 4--B1, 4--C1 AND 4--D1, LANDS OF JACOBSON, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 6, 1988, RECORDED IN BOOK C36, PAGE 169, SAID LOTS AND TRACTS BEING COMBINED AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED TRACT LYING ON THE SOUTH RIGHT OF WAY LINE OF DANIEL ROAD, N.W. FROM WHENCE A TIE TO ALBUQUERQUE GEOGRAPHIC REFERENCE SYSTEM MONUMENT "18_D15" BEARS N 15°27'00" E, A DISTANCE OF 3,991.51 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID SOUTH RIGHT OF WAY LINE S 81°08'58" E, A DISTANCE OF 1,239.92 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT LYING ON THE WEST RIGHT OF WAY LINE OF N.M.D.O.T. RAILROAD RIGHT OF WAY MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 4577";

THENCE ALONG SAID WEST RIGHT OF WAY LINE FOR THE NEXT THREE COURSES, S 16°57'03" W, A DISTANCE OF 610.52 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A FOUND NO. 4 REBAR;

THENCE S 17°12'50" W, A DISTANCE OF 257.64 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 4 REBAR;

THENCE S 17°06'39" W, A DISTANCE OF 189.39 FEET TO THE SOUTHEAST CORNER OF DESCRIBED PARCEL MARKED BY A FOUND 1.5" BOLT;

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, N 81°59'57" W, A DISTANCE OF 191.45 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A FOUND 1" IRON PIPE;

THENCE N 83°01'35" W, A DISTANCE OF 130.46 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 83°00'03" W, A DISTANCE OF 132.24 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC "PS 9750";

THENCE N 83°00'36" W, A DISTANCE OF 134.05 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 9750";

THENCE N 83°03'19" W, A DISTANCE OF 135.93 FEET TO A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 9750"

THENCE N 83°42'48" W, A DISTANCE OF 585.22 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 83°27'02" W, A DISTANCE OF 196.12 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING ON THE EAST RIGHT OF WAY LINE OF DANIEL CIRCLE, N.W. MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE ALONG SAID EAST RIGHT OF WAY LINE N 15°14'19" E, A DISTANCE OF 191.10 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, S 83°03'45" E, A DISTANCE OF 551.12 FEET

THENCE N 06°56'15" E, A DISTANCE OF 40.00 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 83°08'45" E, A DISTANCE OF 229.08 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A SET NO. 4 REBAR;

THENCE N 06°50'06" E, A DISTANCE OF 236.44 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 6446";

THENCE N 81°11'38" W, A DISTANCE OF 83.73 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A FOUND 2" IRON PIPE;

THENCE N 80°32'49" W, A DISTANCE OF 199.97 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A FOUND 1/2" IRON PIPE;

THENCE N 08°30'19" E, A DISTANCE OF 127.03 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993;

THENCE N 81°28'32" W, A DISTANCE OF 435.71 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL LYING ON THE EAST RIGHT OF WAY LINE OF DANIEL LOOP, N.W. MARKED BY A FOUND 2" IRON PIPE WITH A 60D NAIL;

THENCE ALONG SAID EAST RIGHT OF WAY LINE FOR THE NEXT TWO CALLS, N 13°24'25" E, A DISTANCE OF 66.28 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 06°24'19" E, A DISTANCE OF 55.60 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, S 81°05'03" E, A DISTANCE OF 430.31 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A FOUND NO. 4 REBAR;

THENCE S 81°06'42" E, A DISTANCE OF 256.37 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A FOUND NO. 4 REBAR;

THENCE N 09°02'23" E, A DISTANCE OF 86.14 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 4577;

THENCE N 80°57'10" W, A DISTANCE OF 286.35 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 26°15'23" W, A DISTANCE OF 77.00 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 06°45'23" W, A DISTANCE OF 65.35 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A FOUND 2" IRON PIPE;

THENCE N 23°01'50" E, A DISTANCE OF 49.72 FEET TO AN ANGLE POINT OF DESCRIBED PARCEL MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 4577";

THENCE N 03°13'23" E, A DISTANCE OF 100.19 FEET TO THE POINT OF BEGINNING, CONTAINING 27.7567 ACRES (11,209,081 SQUARE FEET), MORE OR LESS.

RECORDING STAMP

Plat of
Tracts A, B, C, and D
Meso Am
Bernalillo County, New Mexico
April 2013

Boundary Line Table

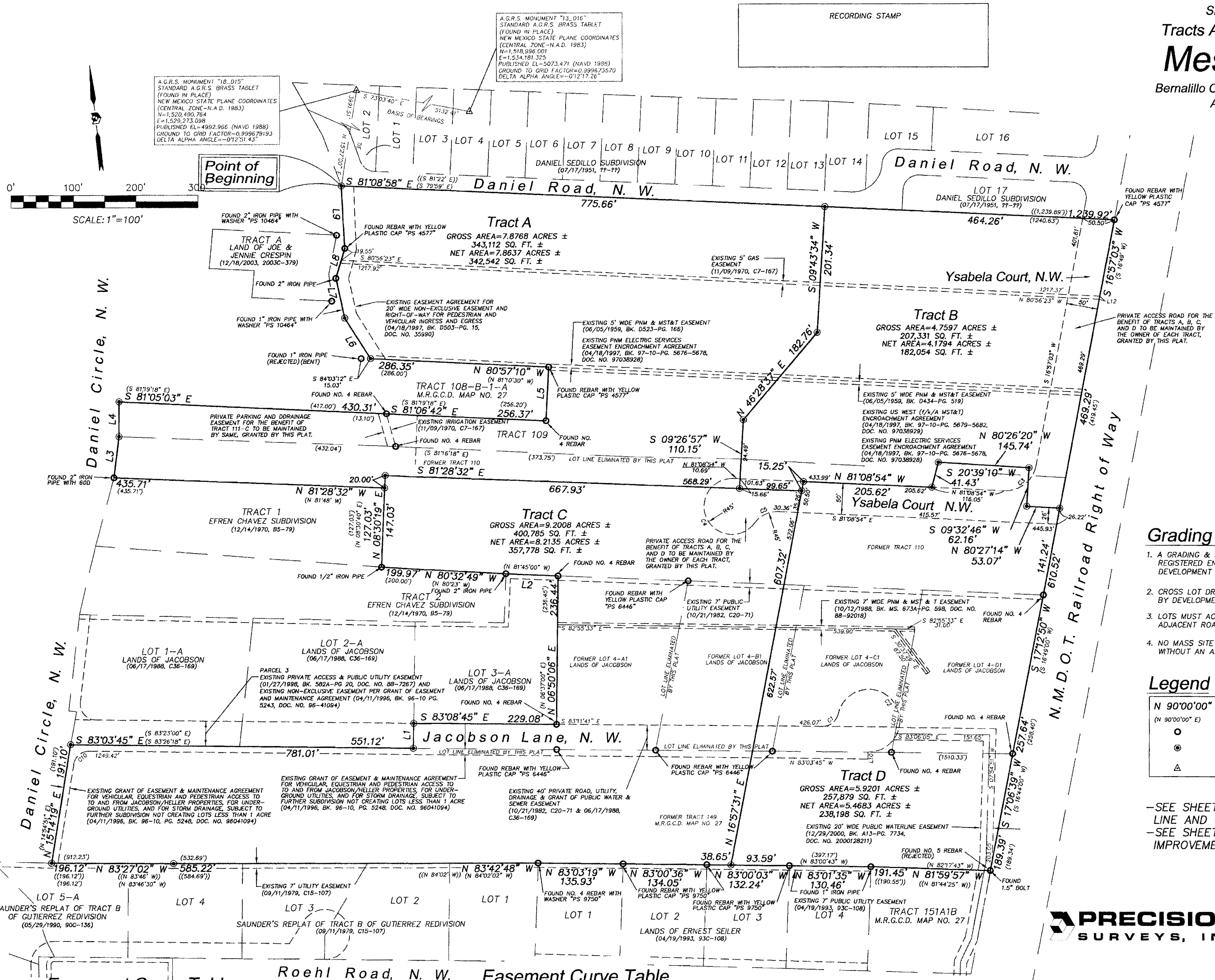
LINE	BEARING	DISTANCE
L1	N 06°56'15" E (N 06°37'00" E)	40.00' (40.00')
L2	N 81°11'38" W	83.73'
L3	N 13°24'25" E	66.28'
L4	N 06°24'19" E (N 06°10'12" E)	55.60' (55.60')
L5	N 09°02'23" E (N 08°49'30" E)	86.14' (86.17')
L6	N 26°15'23" W (S 26°29'30" E)	77.00' (77.00')
L7	N 06°45'23" W (N 06°59'30" W)	65.35' (65.35')
L8	N 23°01'50" E (N 21°09" E)	49.72' (49.70')
L9	N 03°13'23" E (N 03°46" E)	100.19' (99.75')
L10	N 09°11'10" E	16.80'
L11	S 81°11'48" E	13.08'
L12	S 16°57'03" W	5.05'
L13	S 13°24'25" W	20.08'
L14	S 88°57'56" W	88.55'
L15	S 06°49'47" W	11.14'

Boundary Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	200.00'	32.55'	16.31'	9°19'35"	S 86°22'17" E	32.52'
C2	200.00'	33.46'	16.77'	9°35'07"	N 86°14'30" W	33.42'
C3	150.00'	144.53'	78.43'	55°12'24"	N 53°50'45" W	139.00'
C4	150.00'	144.38'	78.33'	55°08'58"	S 53°49'02" E	138.87'
C5	25.00'	27.68'	15.45'	63°25'51"	S 88°26'16" E	26.29'
C6	45.00'	218.63'	38.87'	278°22'00"	N 19°01'49" E	58.83'
C7	25.00'	18.14'	9.49'	41°34'05"	N 42°34'14" W	17.74'
C8	25.00'	34.12'	20.31'	78°11'32"	N 57°42'33" E	31.53'
C9	50.00'	225.42'	61.40'	258°19'05"	N 32°13'41" W	77.54'
C10	25.00'	35.65'	21.62'	81°41'55"	S 56°05'17" W	32.70'
C11	25.00'	38.45'	24.19'	88°06'48"	S 37°39'05" E	34.77'
C12	25.00'	37.04'	22.86'	84°53'06"	S 55°50'58" W	33.74'

INDEXING INFORMATION FOR COUNTY CLERK
OWNER BANK OF ALBUQUERQUE, N.A.
SECTION 21, TOWNSHIP 11 N, RANGE 3 E,
SUBDIVISION MESO AM

Site Plan of
Tracts A, B, C, and D
Meso Am
Bernalillo County, New Mexico
April 2013



Grading Notes

1. A GRADING & DRAINAGE PLAN PREPARED BY A NEW MEXICO REGISTERED ENGINEER MAY BE REQUIRED WITH FUTURE DEVELOPMENT OF THESE LOTS.
2. CROSS LOT DRAINAGE MUST NOT BE INCREASED OR IMPACTED BY DEVELOPMENT OF THESE LOTS.
3. LOTS MUST ACCEPT HISTORICAL STORM WATER RUNOFF FROM ADJACENT ROADWAYS AND PROPERTIES.
4. NO MASS SITE GRADING, CLEARING OR GRUBBING IS ALLOWED WITHOUT AN APPROVED GRADING AND DRAINAGE PLAN.

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT
●	AS DESIGNATED
⊙	FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT

—SEE SHEET 2 OF 4 FOR BOUNDARY LINE AND CURVE TABLES.
—SEE SHEET 4 OF 4 FOR EXISTING IMPROVEMENTS

PRECISION SURVEYS, INC.

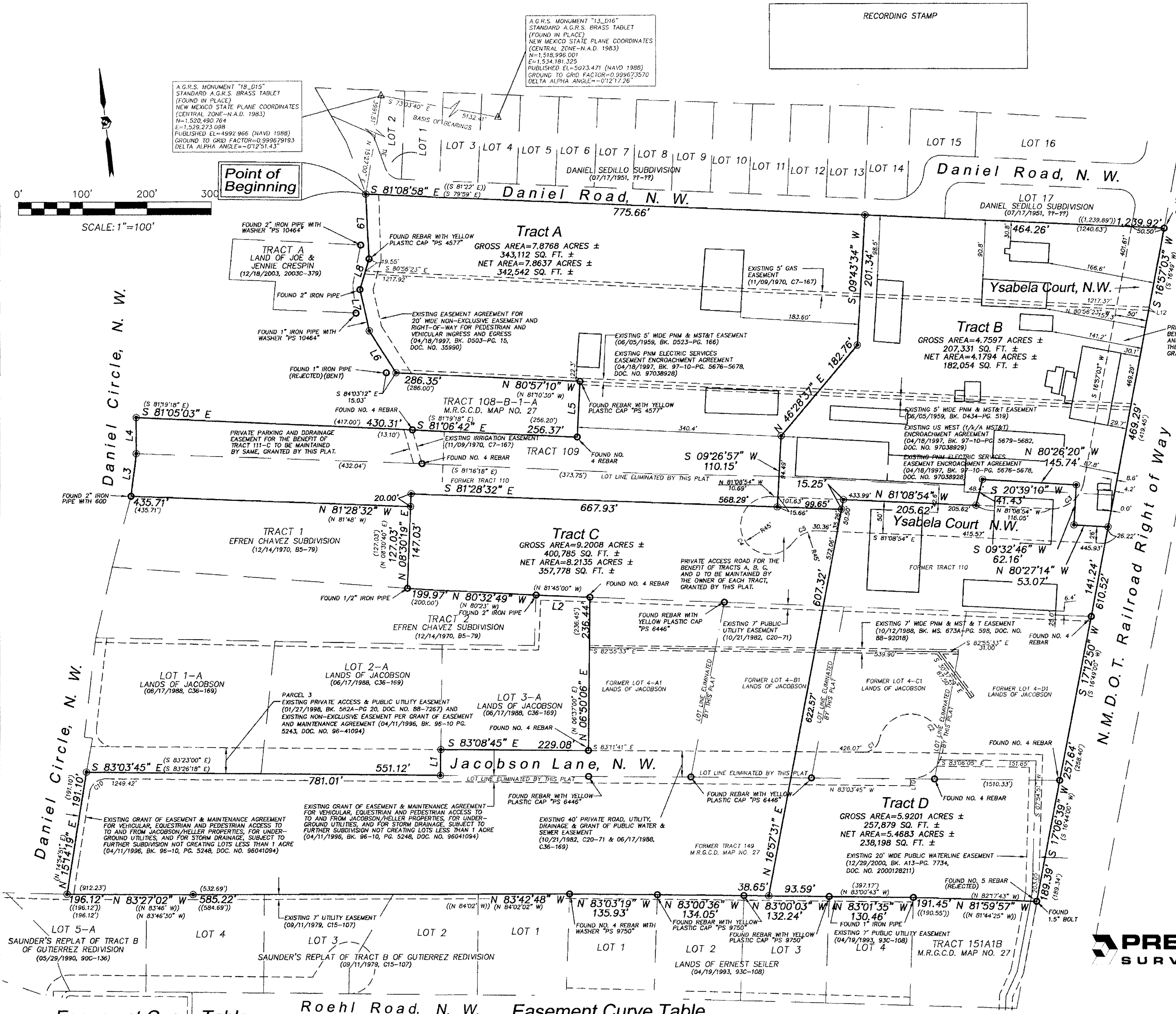
OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199

865.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

Sheet 3 of 4

112100P7

Site Plan of
Tracts A, B, C, and D
Meso Am
Bernalillo County, New Mexico
April 2013



Easement Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	34.12'	20.31'	78°11'32"	N 57°42'33" E	31.53'
C2	50.00'	225.42'	61.40'	258°19'05"	N 32°13'41" W	77.54'

Easement Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C3	71.47'	50.00'	81°54'03"	N 57°54'05" E	65.54'
C4	185.55'	45.00'	236°15'04"	S 19°16'26" E	79.37'
C5	44.18'	45.00'	56°15'04"	S 70°43'34" W	42.43'

INDEXING INFORMATION FOR COUNTY CLERK
OWNER BANK OF ALBUQUERQUE, N.A.
SECTION 21, TOWNSHIP 11 N, RANGE 3 E,
SUBDIVISION MESO AM

**PRECISION
SURVEYS, INC.**

OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199

866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

Sheet 4 of 4

112100P7



County Development Review Authority

Meeting: 04/25/13 09:00 AM

Department: Zoning/Building/Planning
Prepared By: Nick Hamm
Director: Nano Chavez
CDRA Chair Nick Hamm

Title: Srp-20130002/D-36/East Mountain

Action: Request for Final Plat. Susan McGehee is proposing to create a three (3) lot subdivision of a tract of land in the NE ¼ of Section 24, T11N, R6E, located 82 Entranosa Lane, zoned A-2, containing 49.08 acres±.

RURAL

EAST MOUNTAIN AREA PLAN

ATTACHMENTS:

- Application (PDF)
- Final Plat 4-15-13 (PDF)
- Application_Sketch (PDF)
- Sketch Plat 12-28-12 (PDF)

BERNALILLO COUNTY

Department of Zoning, Building and Planning
111 Union Square, SE
Albuquerque, NM 87102
(505) 314-0350 Fax: (505) 314-0480



SUMMARY REVIEW

Application Date: 28/DEC/2012

Application Number: SRP 20130002

Hearing Date: April 25, 2013

OWNER

OWNER	MC GEHEE SUSAN	PHONE	252-0636
MAILING ADDRESS	82 ENTRANOSA LN, 82 ENTRANOSA LN	CITY/STATE	EDGEWOOD, NM
		ZIP	87015

AGENT

AGENT	MC GEHEE SUSAN	PHONE	252-0636
MAILING ADDRESS	82 ENTRANOSA LN, 82 ENTRANOSA LN	CITY/STATE	EDGEWOOD, NM
		ZIP	87015

SITE INFORMATION

SITE ADDRESS	82 ENTRANOSA LN, EDGEWOOD, NM 87015		
DIRECTIONS			
LEGAL DESCRIPTION	NLY POR OF THE NE/4 SEC 24 T11N R6E CONT 49.3400 AC M/L		
MAP #	D-36	CURRENT ZONE(S)	A-2
UPC #	103606339448010124	PROPOSED ZONE(S)	
PROPERTY SIZE in acre	46.888043202479338842975207		
SUBDIVISION NAME			
EXISTING BUILDING & USE			
PROPOSED BUILDING & USE	PLSRP SUMMARY REVIEW PROCEDURES		

DETAIL INFORMATION

SCOPE OF WORK	MINOR SUDIVISION WITHIN BERNALILLO COUNTY.
SUBDIVISION TYPE:	3
EXISTING LOTS:	1
PROPOSED LOTS:	3
TOTAL ACREAGE:	49.0873
PLAT TYPE:	12/28/2012: SKETCH PLAT//CLC 4/15/13 FINAL AP
COMP PLAN DESIGNATION:	RURAL
DETAILED INFORMATION	103606339448010124

Attachment: Application (2821 : Srp-20130002)

I hereby acknowledge that I have read this application and stated that the above is correct. I agree to comply with the requirements of the New Mexico, and the State of New Mexico as found in the appropriate ordinances adopted by both government agencies. I have reviewed appropriate section of text found on the reverse side of this application which is relative to this application.

APPLICATION FOR SUBDIVISION OF LAND

BERNALILLO COUNTY
Zoning, Building & Planning
314-0350

OFFICE USE ONLY

CASE #:

CDRA MEETING DATE:

OWNER

SUSAN McGehee

505-252-0100
PHONE 28157

ADDRESS/CITY/ZIP

82 ENTRANOSA LN, Edgewood NM
8701

AGENT

N/A - self.

PHONE

ADDRESS/CITY/ZIP

LEGAL DESCRIPTION

UPC#

1 0 3 6 0 6 3 3 9 4 4 8 0 1 0 1 2 4

SUBDIVISION
NAME

UPC#

Please list any additional UPC numbers on
a separate sheet.SECTION I: SUBDIVISION
TYPE (check one):

- ☐ TYPE 1 ☐ TYPE 4
☐ TYPE 2 ☐ TYPE 5
☒ TYPE 3

EXISTING LOTS 1
PROPOSED # OF LOTS 3
TOTAL ACREAGE 49.2873

SPECIAL PROCEDURES
(check one)

- ☐ REPLAT ☐ OTHER
☐ LOT LINE ADJUSTMENT

YEAR LAST DIVIDED:

- ☐ >7 YEARS ☒ <7 YEARS

SECTION II: REVIEW
PROCEDURES (CHECK ONE):

- ☐ RESUBMITTAL
MINOR SUBDIVISION: TYPE 3 (5 -LOTS)
OR TYPE 5 (SUMMARY REVIEW):
☐ SKETCH PLAT
☒ FINAL PLAT
MAJOR SUBDIVISION TYPES 1, 2, 3 (6 +
LOTS)
OR TYPE 4

- ☐ SKETCH PLAT
☐ PRELIMINARY PLAT
☐ FINAL PLAT
☐ SKETCH/FINAL PLAT

CASE REVIEW COMMITTEE MEETING DATE

(FOR DEFINITIONS OF SECTION I & II,
REFER TO REVERSE SIDE OF FORM)

OFFICE USE ONLY

ZONE ATLAS
PG:ZONE
CLASS:COMPREHENSIVE PLAN
LAND USE DESIGNATION:

AREA PLAN:

PLANNING QUADRANT:
(CIRCLE ONE)

NE HTS NV
EM SV
SW NW

OFFICE USE ONLY

FEES:

APPLICATION FEE:

OTHER FEES:

TOTAL FEES

RECEIPT #:

I hereby acknowledge that I have read this application & the information submitted is correct. I acknowledge that I must comply with all applicable Bernalillo County Ordinances, the Extraterritorial Subdivision Ordinance (if applicable) & New Mexico State Statutes. I understand this is an application for subdivision review & this request may be denied or deferred.

Signature

Susan McGehee

Date

4/15/2013

OFFICE USE ONLY

RECEIVED BY

DATE

Packet Pg. 23

Attachment: Application (2821 : Srp-20130002)

SRP 20130002



Bernalillo County

1. NAME OF SUBDIVISION

Lands of Susan McGehee

2. NAME AND ADDRESS OF SUBDIVIDER

Susan McGehee
82 Entranosa Loop
Edgewood, NM 87015

3. CONDITION OF TITLE

Lands owned in Fee Simple

4. STATEMENT OF ALL RESTRICTIONS OF RECORD THAT SUBJECT THE SUBDIVIDED LAND TO ANY CONDITIONS AFFECTING IT'S USE OR OCCUPANCY

None known.

5. DESCRIPTION OF UTILITIES BEING PROVIDED BY THE DEVELOPER

Electricity - Central New Mexico Electric Co-Op

Gas - On-site propane

Water - Water services will be provided through the use of the existing on-site well. See attached well records for four existing wells within one (1) mile for estimated flows. Average flow rate for local wells is 13.2 GPM.

Liquid Waste - Proposed permitted on-site septic for any new development

Solid Waster - Mora

Telephone - CenturyLink

6. WATER AVAILABILITY (Sec. 74-96 & 74-105)

Existing residence currently on well. Entranosa Water and Wastewater service within 4,000 feet (see availability letter). Water services will be provided through the use of the existing on-site well. See attached well records for four existing wells within one (1) mile for estimated flows. Average flow rate for local wells is 13.2 GPM.

Attachment: Application (2821 : Srp-20130002)

For subdivisions that propose connection to an existing community water system-name the public utility and obtain an Availability Statement from the public utility that they are able to provide water service.

7. LIQUID WASTE DISPOSAL

Existing individual on-site septic systems. Additional on-site, individual and permitted septic systems for future developments. See attached septic system inspection report.

8. SOLID WASTE DISPOSAL

Lands currently have access to multiple solid waste disposal providers.

9. THE PROPERTY IS SUBJECT TO PAYMENT OF IMPACT FEES AT TIME OF CONSTRUCTION BASED ON THE BERNALILLO COUNTY CODE CHAPTER 46 IMPACT FEES

Property owner(s):

Susan A. McGehee

4/15/2013

Date

Date

VERIFICATION

STATE OF NEW MEXICO
County of Bernalillo

Susan McGehee, SUBSCRIBED and SWORN TO before me on

4/15 7/11, 20 13.

My Commission expires:

Notary Public:

Erin Adams

10. ROAD USE, CONSTRUCTION, AND MAINTENANCE

Privately owned access roads shall be maintained so as to accommodate fire and EMS apparatus. Maintenance includes grading and/or application of additional base course materials so as to maintain the integrity of the road. Access to the parcels is through a private road that utilizes a private access easement that is not maintained by Bernalillo County. No mail shall be delivered on a private road that is not maintained by Bernalillo County nor shall the private road be used for school bus service. Mail service shall continue to be provided at the designated mailbox cluster off-site.

SRP 20130002

Well Log Records

Attachment: Application (2821 : Srp-20130002)

SRP 20130002

	PER_TYPE	PERMIT	OSE PMT	ADDRESS	PER_ISSUE_STATUS	
2	EHW	20060039	S-02463	1440 MOUNTAIN VALLEY	DONE	APPROVED
3	EHCI	20120002	S-1891	4 ENTRANOSA LN	OPEN	
4	EHW	20070163	S-02555	20 ENTRANOSA LN	DONE	APPROVED
8	EHW	20050170	S-2363	141 ENTRANOSA RD	DONE	APPROVED

File Number: S 02463

**NEW MEXICO OFFICE OF THE STATE ENGINEER
WELL RECORD**

1. OWNER OF WELL

Name: Todd Clair Work Phone: 299-1543
 Contact: _____ Home Phone: _____
 Address: 10304 Apache NE
 City: Albuquerque State: NM Zip: 87112

2. LOCATION OF WELL (A,B,C, or D required, E or F if known)

A. 1/4 1/4 1/4 Section: 24 Township: 11N Range: 6E N.M.P.M.
 in Bernalillo County.
 B. X = 496788.0 feet, Y = 1517056.0 feet, N.M. Coordinate System
Central Zone in the Non Grant Grant.
 U.S.G.S. Quad Map _____
 C. Latitude: _____ d _____ m _____ s Longitude: _____ d _____ m _____ s
 D. East _____ (m), North _____ (m), UTM Zone 13, NAD _____ (27 or 83)
 E. Tract No. _____, Map No. _____ of the _____ Hydrographic Survey
 F. Lot No. _____, Block No. _____ of Unit/Tract T-A1 of the
Lands of Eldoro Garcia Subdivision recorded in Bernalillo County.
 G. Other: _____
 H. Give State Engineer File Number if existing well: _____
 I. On land owned by (required): applicant

3. DRILLING CONTRACTOR

License Number: WD 497
 Name: WH Adkison Drilling Inc Work Phone: 832-4700
 Agent: Donn Graham Home Phone: _____
 Mailing Address: PO Box 478
 City: Edgewood State: NM Zip: 87015

4. DRILLING RECORD

Drilling began: 3/6/06, Completed: 3/10/06, Type tools: rotary
 Size of hole: 6 1/2 in.; Total depth of well: 300 ft.;
 Completed well is: shallow (shallow, artesian);
 Depth to water upon completion of well: 180 ft.

 2006 MAR 29 PM 3:06
 STATE ENGINEER OFFICE
 ALBUQUERQUE, NEW MEXICO

File Number: **S 02463**

**NEW MEXICO OFFICE OF THE STATE ENGINEER
WELL RECORD**

5. PRINCIPAL WATER-BEARING STRATA

Depth in Feet		Thickness	Description of	Estimated Yield
From	To	in feet	water-bearing formation	(GPM)
180	200	20	Red fractured sandstone	3
280	300	20	Grey fractured limestone	20
				Total 23 GPM

6. RECORD OF CASING

Diameter	Pounds	Threads	Depth in Feet		Length	Type of Shoe	Perforations	
(inches)	per ft.	per in.	Top	Bottom	(feet)		From	To
5" od	pvc		+1.5	300	20		240	260
							280	300

7. RECORD OF MUDDING AND CEMENTING

Depth in Feet		Hole	Sacks	Cubic Feet	Method of Placement
From	To	Diameter	of mud	of Cement	
0	25	6 1/4"	6	Bentonite W/	
				4.5"X 7"	
				Shale Packer	

8. PLUGGING RECORD

Plugging Contractor: _____

Address: _____

Plugging Method: _____

Date Well Plugged: _____

Plugging approved by: _____

State Engineer Representative

No.	Depth in Feet	Cubic Feet of Cement
	Top	Bottom
1	_____	_____
2	_____	_____
3	_____	_____
4	_____	_____
5	_____	_____

Attachment: Application (2821 : Srp-20130002)

File Number: **S 02463**

NEW MEXICO OFFICE OF THE STATE ENGINEER
WELL RECORD

9. LOG OF HOLE

[illegible]

STATE ENGINEER OFFICE
ALBUQUERQUE, NEW MEXICO
2006 MAR 29 PM 3:06

File Number: **S'02463**

NEW MEXICO OFFICE OF THE STATE ENGINEER
WELL RECORD

10. ADDITIONAL STATEMENTS OR EXPLANATIONS:

The undersigned hereby certifies that, to the best of his knowledge and belief, the foregoing is a true and correct record of the above described hole.

Driller

03/27/06

(mm/dd/year)

$$X = 496,788 \quad Y = 1,517,056$$

FOR STATE ENGINEER USE ONLY

Non-Grant

Quad

FWL

; FSL

Use

;Loc

;Location No. IN. DE. 24

File Number: **S 02463**

Form: WI-20

Trn Number: 351582

351582

page 4 of 4

Packet Pg. 31

Revised June 1972

STATE ENGINEER OFFICE WELL RECORD

Section 1. GENERAL INFORMATION

(A) Owner of well Deana A. Banos Owner's Well No. S-1891
 Street or Post Office Address #12 Entramosa Lane
 City and State Edgewood, NM 87015

Well was drilled under Permit No. _____ and is located in the:

a. _____ $\frac{1}{4}$ _____ $\frac{1}{4}$ _____ $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 24 Township 11N Range 6 East NM
Bernalillo County

b. Tract No. _____ of Map No. _____ of the _____

c. Lot No. _____ of Block No. _____ of the _____
 Subdivision, recorded in _____ County.

d. X= _____ feet, Y= _____ feet, N.M. Coordinate System _____ Zone in
 the _____ Grant.

(B) Drilling Contractor Earl & Sons, Inc. License No. 583

Address P.O. Box 410 Cedar Crest, NM 87008

Drilling Began 8/05/95 Completed 8/05/95 Type tools DHH Size of hole 7 in.

Elevation of land surface or _____ at well is _____ ft. Total depth of well 200 ft.

Completed well is ☒ shallow ☐ artesian. Depth to water upon completion of well 175 ft.

Section 2. PRINCIPAL WATER-BEARING STRATA

Depth in Feet		Thickness in Feet	Description of Water-Bearing Formation	Estimated Yield (gallons per minute)
From	To			
175	200	25	red shale with layers of white sandstone	10-12/min

Section 3. RECORD OF CASING

Diameter (inches)	Pounds per foot	Threads per in.	Depth in Feet		Length (feet)	Type of Shoe	Perforations	
			Top	Bottom			From	To

Section 4. RECORD OF MUDDING AND CEMENTING

Depth in Feet		Hole Diameter	Sacks of Mud	Cubic Feet of Cement	Method of Placement
From	To				

Section 5. PLUGGING RECORD

Plugging Contractor _____
 Address _____
 Plugging Method _____
 Date Well Plugged _____
 Plugging approved by: _____

State Engineer Representative

No.	Depth in Feet		Cubic Feet of Cement
	Top	Bottom	
1			
2			
3			
4			

[illegible]

Section 7. REMARKS AND ADDITIONAL INFORMATION

Earle & Sons, Inc.

File Number: S 02555

**NEW MEXICO OFFICE OF THE STATE ENGINEER
WELL RECORD**

1. OWNER OF WELL

Name: Norman Mathes Work Phone: _____
 Contact: _____ Home Phone: 296-3650
 Address: 35 Siempre Verde
 City: Albuquerque State: NM Zip: 87123

2. LOCATION OF WELL (A,B,C, or D required, E or F if known)

A. NW 1/4 _____ 1/4 _____ 1/4 Section: 24 Township: 11N Range: 6E N.M.P.M. _____
 in _____ County.

B. X = 1638036.0 feet, Y = 1516037.0 feet, N.M. Coordinate System
Central Zone in the Non Grant Grant.
 U.S.G.S. Quad Map _____

C. Latitude: 34 d 58 m 53.2 s Longitude: 106 d 0.8 m 55.9 s

D. East 0395139 (m), North 3871589 (m), UTM Zone 13, NAD _____ (27 or 83)

E. Tract No. _____, Map No. _____ of the _____ Hydrographic Survey

F. Lot No. _____, Block No. _____ of Unit/Tract T-E of _____
 Subdivision recorded in Bernalillo County

G. Other: _____

H. Give State Engineer File Number if existing well: _____

I. On land owned by (required): applicants

3. DRILLING CONTRACTOR

License Number: WD 497

Name: WH Adkison Drilling Inc Work Phone: 832-4700
 Agent: Donn Graham Home Phone: _____
 Mailing Address: PO Box 478
 City: Edgewood State: NM Zip: 87015

4. DRILLING RECORD

Drilling began: 11/12/07 ; Completed: 11/13/07 ; Type tools: rotary ;
 Size of hole: 6.5 in.; Total depth of well: 285 ft.;
 Completed well is: shallow (shallow, artesian);
 Depth to water upon completion of well: 120 ft.

Attachment: Application (2821 : Srp-20130002)

File Number: **S 02555**

**NEW MEXICO OFFICE OF THE STATE ENGINEER
WELL RECORD**

5. PRINCIPAL WATER-BEARING STRATA

Depth in Feet		Thickness	Description of water-bearing formation	Estimated Yield (GPM)
From	To	in feet		
140	160	20	Purple clay	1
210	220	10	Purple sandstone	4
220	235	15	Tan fractured limestone	4
				Total GPM 9

6. RECORD OF CASING

Diameter (inches)	Pounds per ft.	Threads per in.	Depth in Feet		Length (feet)	Type of Shoe	Perforations	
			Top	Bottom			From	To
5 od	pvc		+1.5	525	20		200	220
							240	260

7. RECORD OF MUDDING AND CEMENTING

Depth in Feet		Hole	Sacks	Cubic Feet	Method of Placement
From	To	Diameter	of mud	of Cement	
0	25	6.5	4	Bentonite	
				Hole Plug	

8. PLUGGING RECORD

Plugging Contractor: _____
 Address: _____
 Plugging Method: _____
 Date Well Plugged: _____

Plugging approved by: _____
 State Engineer Representative

	No. Depth in Feet		Cubic Feet of Cement
	Top	Bottom	
1	_____	_____	_____
2	_____	_____	_____
3	_____	_____	_____
4	_____	_____	_____
5	_____	_____	_____

Attachment: Application (2821 : Srp-20130002)

File Number: **S 02555**

NEW MEXICO OFFICE OF THE STATE ENGINEER
WELL RECORD

9. LOG OF HOLE

[illegible]

Attachment: Application (2821 : Srp-20130002)


STATE ENGINEER
ALBUQUERQUE, NEW MEXICO
2007 DEC -4 PM 2:27

File Number: **S 02555**

**NEW MEXICO OFFICE OF THE STATE ENGINEER
WELL RECORD**

10. ADDITIONAL STATEMENTS OR EXPLANATIONS:

The undersigned hereby certifies that, to the best of his knowledge and belief, the foregoing is a true and correct record of the above described hole.

designed hereby certifies that
the foregoing is a true and

Driller

12/3/07
(mm/dd/year)

FOR STATE ENGINEER USE ONLY

Quad	FNL	FSL	Use
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;Location No. | N. 11. 89

File Number: **S 02555**

Form: wr-20

Trn Number: 390842

page 4 of 4

Packet Pg. 37

File Number: S-2363 #2

NEW MEXICO OFFICE OF THE STATE ENGINEER WELL RECORD

1. OWNER OF WELL

Name: MARK & CHERYL POZZI Work Phone: 5052811599
 Contact: _____ Home Phone: _____
 Address: 8 PAUL RD.
 City: CEDAR CREST State: NM Zip: 87008

2. LOCATION OF WELL (A, B, C, or D required, E or F if known)

A. 1/4 1/4 1/4 Section: 23 Township: 11N Range: 06E N.M.P.M.
 in BERNALILLO County.

B. X = 493815 feet, Y = 1515467 feet, N.M. Coordinate System
CENTRAL Zone in the NON GRANT Grant.
 U.S.G.S. Quad Map _____

C. Latitude: _____ d _____ m _____ s Longitude: _____ d _____ m _____ s

D. East _____ (m), North _____ (m), GTM Zone 13, NAD _____ (27 or 83)

E. Tract No. 12-A, Map No. _____ of the _____ Hydrographic Survey

F. Lot No. _____, Block No. _____ of Unit/Tract
LANDS OF WHISPERING Subdivision recorded in BERNALILLO County.
SPIRIT RANCH

G. Other: _____

H. Give State Engineer File Number if existing well: _____

I. On land owned by (required): APPLICANT

3. DRILLING CONTRACTOR

License Number: WD-1500

Name: SANDIA WELL SERVICE INC. Work Phone: 5052813745
 Agent: DAVID MASSEY Home Phone: _____
 Mailing Address: P.O. BOX 3038
 City: EDGEWOOD State: NM Zip: 87015

4. DRILLING RECORD

Drilling began: 5/22/04; Completed: 5/25/04; Type tools: AIR ROTARY;
 Size of hole: 6 1/2 in.; Total depth of well: 400 ft.;
 Completed well is: SHALLOW (shallow, artesian);
 Depth to water upon completion of well: 260 ft.

File Number: _____
 Form: WR-20

page 1 of 4

Trn Number: _____

Attachment: Application (2821 : Srp-20130002)

File Number: RG-2363 #2

**NEW MEXICO OFFICE OF THE STATE ENGINEER
WELL RECORD**

5. PRINCIPAL WATER-BEARING STRATA

Depth in Feet		Thickness	Description of water-bearing formation	Estimated Yield (GPM)
From	To	in feet		
300	340	40	FRACTURED GREY LIMESTONE	6-10

6. RECORD OF CASING

Diameter (inches)	Pounds per ft.	Threads per ft.	Depth in Feet		Length (feet)	Type of Shoe	Perforations	
			Top	Bottom			From	To
5			+18	400	401½	PVC CAP	300	320
							340	360
							380	400

7. RECORD OF MUDDING AND CEMENTING

Depth in Feet		Hole Diameter	Sacks of mud	Cubic Feet of Cement	Method of Placement
From	To				

8. PLUGGING RECORD

Plugging Contractor: _____
 Address: _____
 Plugging Method: _____
 Date Well Plugged: _____

Plugging approved by: _____
 State Engineer Representative

	Depth in Feet		Cubic Feet of Cement
	Top	Bottom	
1			
2			
3			
4			
5			

File # Assignment: S-2363 #2

NEW MEXICO OFFICE OF THE STATE ENGINEER
WELL RECORD

9. LOG OF HOLE

Depth in Feet From	To	Thickness in feet	Color and Type of Material Encountered
0	10	10	BROWN TOPSOIL
10	140	130	YELLOW/TAN CLAY
140	180	40	RED CLAY
180	222	42	GREY SHALE
222	260	38	GREY LIMESTONE
260	300	40	YELLOW CLAY
300	340	40	FRACURED GREY LIMESTONE
340	360	20	GREY LIMESTONE
360	400	40	GREY SHALE

File Number: _____
Form: wr-20

page 1 of 4

Trn Number: _____

SRP 20130002

Septic System Inspection Report

Attachment: Application (2821 : Srp-20130002)

Bernalillo County
Office of Environmental Health
111 Union Square SE, Suite 300
Albuquerque, NM 87102
Phone (505) 314-0310
Fax (505) 314-0470



Office use only

FRTWD _____

Reviewed by _____

Date _____

Wastewater System Evaluation and Inspection Form For Wastewater Operator Permit

Current Property Owner Future Property Owner (Date of expected closing)	
Full Name <u>SUSAN A. McGehee</u>	
Phone Number <u>505-281-5719</u>	Fax Number <u>505-281-5719</u>
Mailing Address <u>PO Box 613</u>	
City <u>Edgewood</u>	State <u>N.M.</u> Zip Code <u>87015</u>
Email <u>N/A</u>	
Location	
Site Address <u>82 ENTRANOSA LANE</u>	
Legal Description <u>N/4 Port of The NE/4 Sec 24 T11N R1E Cont 4 AC</u>	
UPC <u>103606339448010124</u>	
Zone Atlas Page <u>D.36</u>	Lot Size <u>49,087</u> Zoning Designation <u>A-2</u>
Number of bedrooms in dwelling <u>2</u>	Is the dwelling unoccupied (if yes, how long)? <u>No</u>
Number of persons occupying the dwelling: Currently <u>1</u>	Anticipated _____
Original Septic System <input checked="" type="checkbox"/> (yes or no) _____	Is there regular trash pickup <input checked="" type="checkbox"/> (yes or no) <u>MORE TRASH</u>
Date of system installation <u>UNK</u>	Date of last pumping <u>UNK, 4-9-13</u>
Has there ever been a backup in the house? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know	
List any system repairs <u>Leach field NOISE IN 90'S</u>	
Has another company evaluated the system recently? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If so, did it pass inspection? <input type="checkbox"/> Passed inspection <input type="checkbox"/> Failed inspection	
County Wastewater Permit Number: <u>N/A</u>	
Are there other wastewater sources on the property? <u>No</u>	
Is this evaluation part of a real estate transaction? <u>YES</u> <u>NO</u>	
<small>Note: An operating permit will be issued to the owner listed on this page of the application. The purchaser of the property must submit this application with their information within 90 days of closing to obtain an operator permit.</small>	
Source of Water	
<input checked="" type="checkbox"/> Individual or Shared Well	County Well Permit Number _____
<input type="checkbox"/> Public Water Supply	System Name and Acct. # _____
<input type="checkbox"/> Hauled Water	Water Source Name _____
<small>The foregoing information and the attached documentation are true and correct to the best of my knowledge.</small>	
Owner's Printed Name <u>SUSAN A McGehee</u>	Date <u>4/8/13</u>
Owner's Signature <u>Susan McGehee</u>	

**Wastewater System Evaluation and Inspection Form
For Wastewater Operator Permit**

 Bernalillo County
Office of Environmental Health

System Evaluator

 Company Name East Mountain Pumping, Inc.
 Evaluator Name Michael Cook Phone Number 281-3513
 NAWT Registration Number 1336JC Expiration Date OCT. 2013
 Mailing Address PO Box 717
 City TIJERAS State NM Zip Code 87059
 Email empumpingandsepticystems@msn.com Fax Number 281-3591
Wastewater (Septic) System

 System type: ☒ Conventional ☐ Alternative (type) _____
 Total wastewater flow on the property (GPD) 300
Conventional Treatment (Septic Tank) Unit

 Tank Depth (from ground surface to top of the tank) 12"
 Structural integrity of the tank ☒ OK ☐ Inadequate
 Tank size in gallons 2 @ 500 gals Tank Material concrete
 Tank manufacturer unknown
 Tank certification number unknown
 Baffle material: Inlet concrete Center concrete Outlet concrete
 Effluent Filter: ☒ No ☐ Yes (Brand) _____
 Additional Information:

Alternative Treatment Unit (ATU)

 Manufacturer n/a Model _____
 Is the unit functioning properly ☐ Yes ☒ No
 Maintenance Provider _____
 Maintenance Contract Expiration Date _____ Date of last maintenance visit _____
☐ Maintenance visits and reports attached.

Note: The new owner of the ATU must submit a copy of the maintenance contract signed by the new owner to BCOEH upon transfer of ownership.

Disposal System
☒ Trenches Number of trenches 1 Trench Width 3 ft Depth of gravel below pipe 3 ft
☐ Chambers Type and number: _____
☐ Bed Size: _____
☐ Seepage Pit Size: _____
☐ Drip Type and size: _____
☐ Other _____

 Drainfield area in square feet approx 800

 Does the system contain a pump ☒ No ☐ Yes: Pump type _____

Attachment: Application (2821 : Srp-20130002)

Wastewater System Evaluation and Inspection Form

For Wastewater Operator Permit

Bernalillo County
Office of Environmental Health**Evaluation Procedure**Located, accessed, and opened the tank covers: ☒ Yes ☐ No: Reason _____Checked water level in tank, sludge and scum level, baffles: ☒ Yes ☐ No: Reason _____Pumped out tank(s): ☒ Yes ☐ No: Reason _____**Note: Never enter a tank.**Checked for backflow from the outlet pipe back into the tank: ☒ Yes ☐ No: Reason _____Cleaned existing effluent filter or installed effluent filter: ☐ Yes ☒ No: Reason N/AChecked the tank for cracks, infiltration, deterioration, and damage: ☒ Yes ☐ No: Reason _____Used GPS receiver to record tank location: ☒ Yes ☐ No: Reason _____Checked tank and disposal field setback distances: ☒ Yes ☐ No: Reason _____**Note: Setback distances to well, structures, property lines, etc. should be shown on the attached site plan.**Inspected disposal field area for moisture, odor, or effluent: ☒ Yes ☐ No: Reason _____Probed disposal field to determine location and size: ☒ Yes ☐ No: Reason _____**GPS Location of Tank**GPS receiver make and model Garmin Map 60Datum ☐ NAD27 ☒ NAD83 ☐ WGS84 ☐ Other _____Coordinate System ☐ UTM ☒ Decimal Degrees ☐ State Plane NM Central (feet)☐ Other _____X coordinate (West Longitude) W 106° 14.837'Y coordinate (North Latitude) N 35° 10.123' elevation 6979**Note: This section must be completed or the application will be rejected and no operating permit will be issued.****Tank Inspection Summary**Holding tank ☒ No ☐ Yes Holding tank permit _____ Alarm _____Tank structural integrity ☒ Good ☐ Fair ☐ Poor: Reason _____Are riser lids at grade ☐ Yes ☒ No Are lids secure ☒ Yes ☐ No Were risers installed ☐ Yes ☒ NoNumber of risers 0 Diameter of risers _____**Note: Risers are required and must be extended to grade. The riser lids must be secured.****Pump Inspection Summary**Does the pump work ☐ Yes ☒ No Is there an alarm ☐ Yes ☒ No Does the alarm work ☐ Yes ☒ NoPump tank structural integrity ☐ Good ☐ Fair ☒ Poor: Reason N/AIs the pump elevated off the tank bottom ☐ Yes ☒ No Is there a check valve and purge hole ☐ Yes ☒ NoDo the electrical components appear satisfactory ☐ Yes ☒ No Did you clean the pump ☐ Yes ☒ No

Attachment: Application (2821 : Srp-20130002)

**Wastewater System Evaluation and Inspection Form
For Wastewater Operator Permit**

 Bernalillo County
Office of Environmental Health

Disposal Field Inspection Summary

Is there evidence of previous failure ☐ Yes ☒ No
 Is there lush vegetation over the field ☐ Yes ☒ No
 Is there even distribution of effluent in the field ☐ Yes ☒ No
 Is there a gray water system ☐ Yes ☒ No
 If yes: Surface discharge ☐ Yes ☒ No
 Is there a permit ☐ Yes ☒ No
 Is there visible seepage ☐ Yes ☒ No
 Is there ponding ☐ Yes ☒ No
 Is there disinfection ☐ Yes ☒ No
 Permit number _____

Overall Inspection

 Is the tank acceptable ☒ Yes ☐ No

Comments: _____

 Is the treatment unit acceptable ☐ Yes ☐ No ☒ N/A

Comments: _____

 Is the pump acceptable ☐ Yes ☐ No ☒ N/A

Comments: _____

 Is the disposal field acceptable ☒ Yes ☐ No ☐ N/A

Comments: _____

 Is the overall system acceptable ☒ Yes ☐ No

Note: The system cannot be rated acceptable if any of the components are unacceptable.

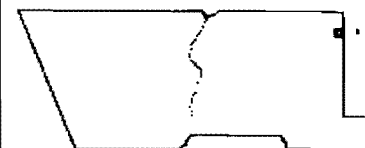
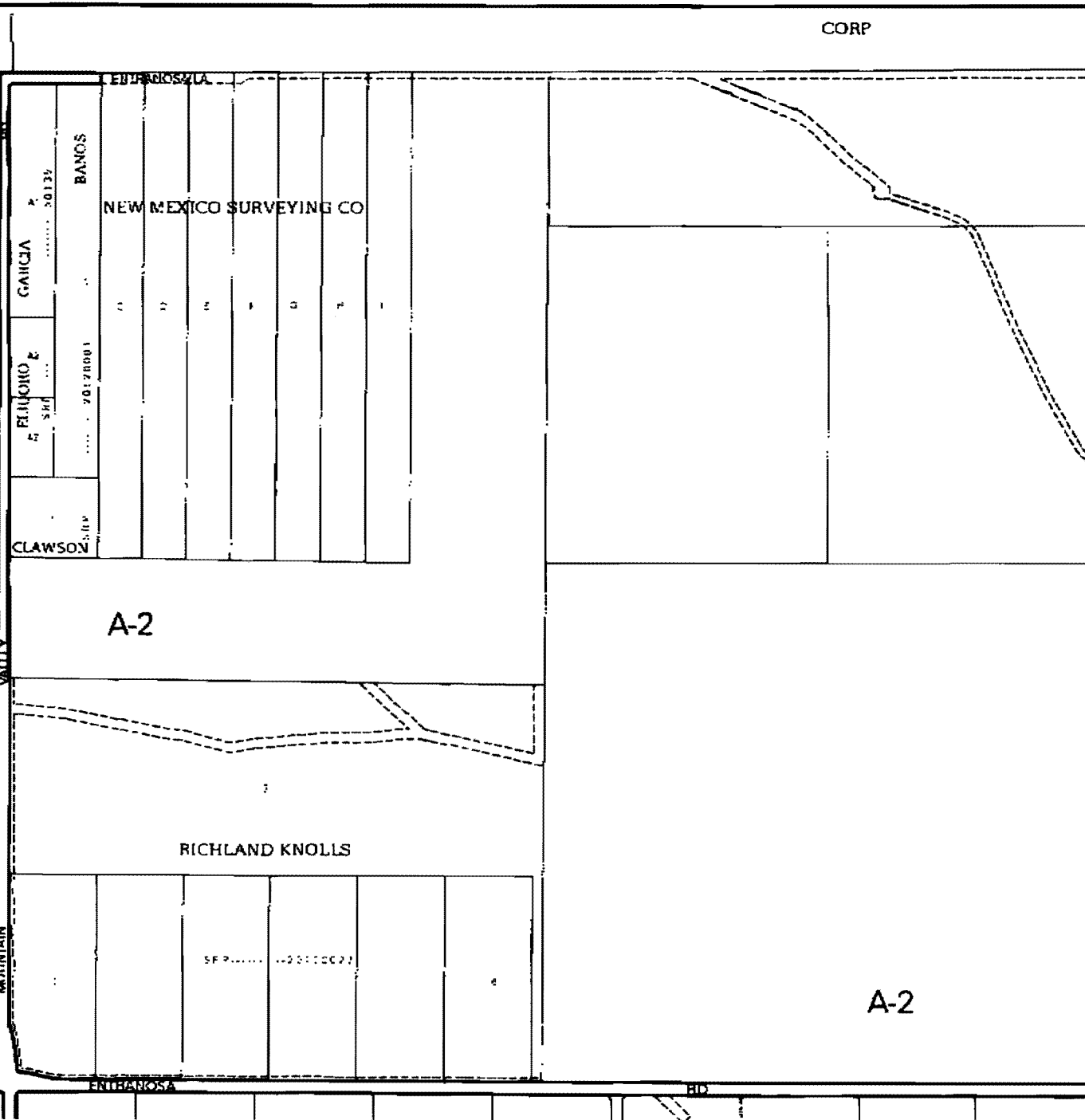
Comments
This form must be accompanied by the following:

- ☐ A site plan drawn to a scale of 1 inch equals 20 feet showing:
 - Location of all system components
 - Location of surrounding wells
 - Property Boundaries
 - Structures
- ☐ Maintenance agreement for alternative systems
- ☐ Management plan for primary treatment systems
- ☐ A copy of the Zone Atlas page with the property identified

The foregoing information and the attached documentation are true and correct to the best of my knowledge. My signature indicates that I performed the inspection to the required standards and that all my entries are accurate. This is an assessment of this system as of this date and does not guarantee future performance.

 Inspector's Printed Name Michael Cook

 Date 4-13-13



LEGAL DESCRIPTION

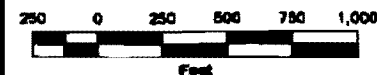
T11N

R8E

SEC 24

UNIFORM PROPERTY CODE

1-036-083



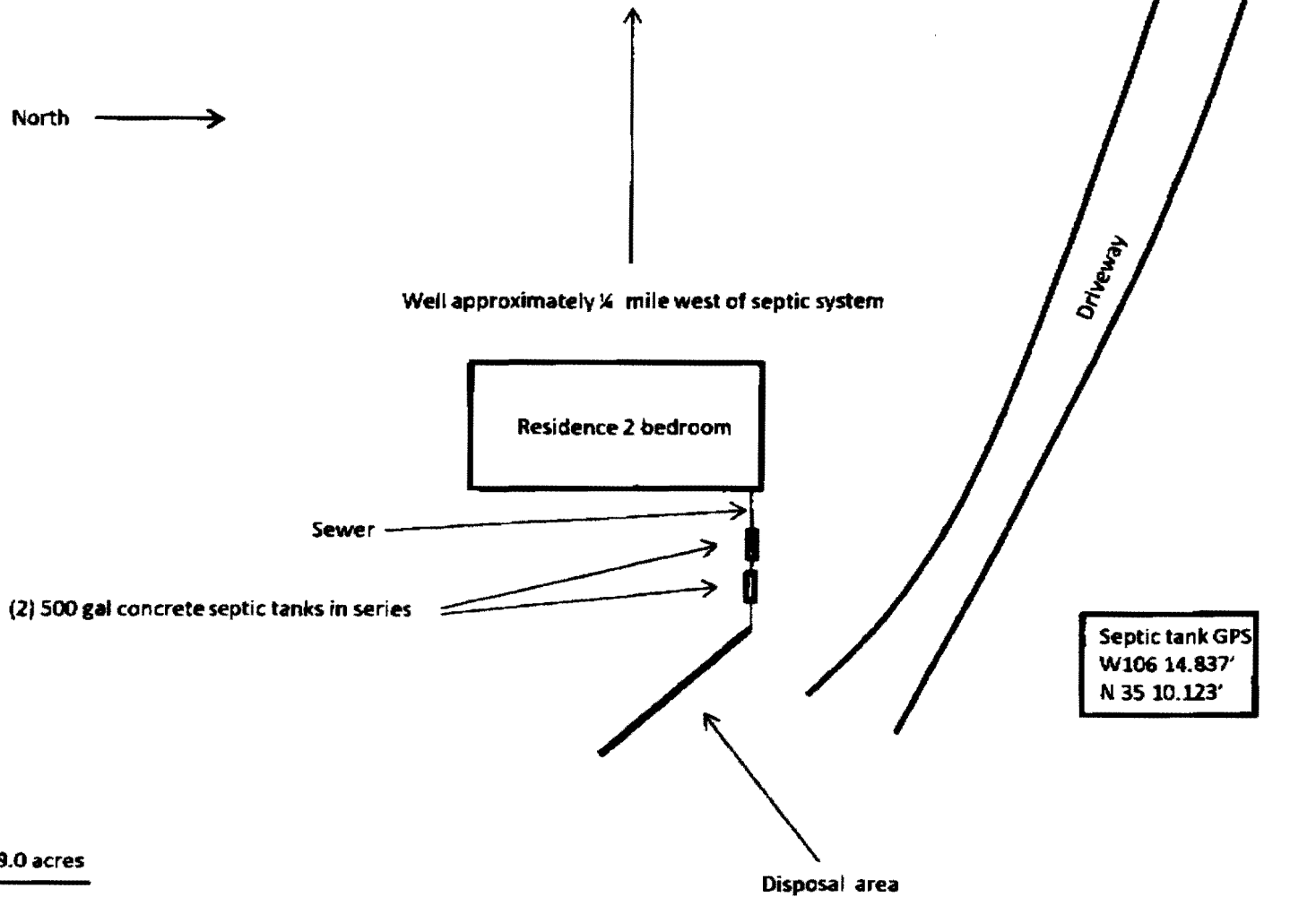
Map amended through July 2012

PUBLIC WORKS DIVISION
GIS PROGRAM

This information is for reference only. Bernalillo County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary. Source data are from Bernalillo County and the City of Albuquerque. For current information visit www.bemco.gov/gis-program.

D-36-7

82 Entranosa Lane



e 59.0 acres

SRP-20130002
SITE PLAN
APRIL 15, 2013

SUBDIVISION PLAT FOR LANDS OF SUSAN McGHEE

BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2012

LEGEND

- ⊙ FOUND NO.5 REBAR WITH SURVEY CAP AS NOTED
- ⊗ FOUND NO.5 REBAR
- SET NO.5 REBAR W/ 1-1/4" DIA. RED PLASTIC SURVEY CAP STAMPED "SOLINSKI", "PS 17531"

NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 3 LOT SUBDIVISION OF A TRACT OF LAND LOCATED AT 82 ENTRANOSA LANE ZONED A-2.
2. DIMENSIONS SHOWN IN PARENTHESIS ARE RECORD DIMENSIONS.
3. DATE OF SURVEY: OCTOBER 2008.
4. GROSS PLAT ACREAGE: 49.0873 ACRES, NET ACREAGE LESS ROAD AND DRAINAGE EASEMENTS: 44.6027 ACRES.
5. THERE IS NO PUBLIC STREET RIGHT-OF-WAY CREATED WITH THIS PLAT.
6. PLAT IS LOCATED WITHIN SECTION 24, TOWNSHIP 11 NORTH, RANGE 6 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO.
7. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE) NAD 1983.
8. DISTANCES ARE GROUND DISTANCES.
9. ALL KNOWN EASEMENTS OF RECORD ARE SHOWN.
10. GRADING AND DRAINAGE NOTES:
 - A. THIS PROPERTY IS SUBJECT TO BERNALILLO COUNTY CODE CHAPTER 38, "FLOODS". A GRADING AND DRAINAGE PLAN PREPARED BY A NEW MEXICO REGISTERED ENGINEER MAY BE REQUIRED WITH FUTURE DEVELOPMENT OF THESE LOTS.
 - B. CROSS LOT DRAINAGE MUST NOT BE INCREASED OR IMPACTED BY DEVELOPMENT OF THESE LOTS.
 - C. LOTS MUST ACCEPT HISTORICAL STORM WATER RUNOFF FROM ADJACENT ROADWAYS AND PROPERTIES.
 - D. NO MASS GRADING, CLEARING OR GRUBBING IS ALLOWED WITHOUT AN APPROVED GRADING AND DRAINAGE PLAN.

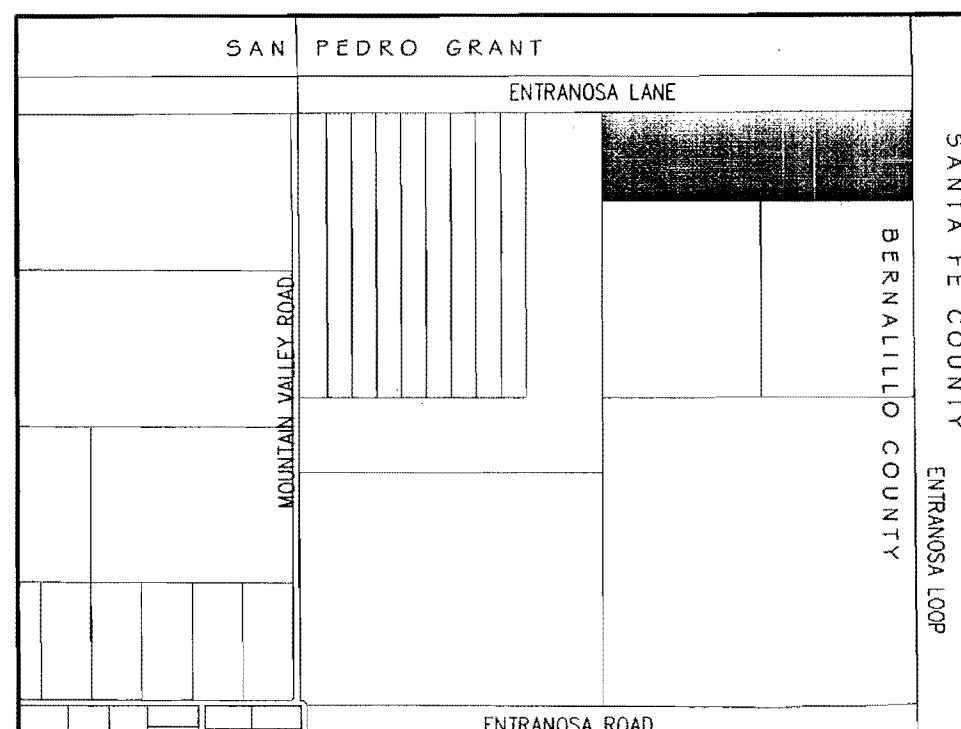
SURVEYOR'S CERTIFICATION

I, Timothy M. Solinski, New Mexico Professional Surveyor No. 17531, do hereby certify that this Boundary Survey Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this instrument is a Boundary Survey Plat of an existing tract or tracts.

Tim Solinski 4-12-2013
Timothy M. Solinski
New Mexico Professional Surveyor No. 17531



Timothy M. Solinski, N.M.P.S. No. 17531
3 Tucker Trail
Edgewood, New Mexico 87015
Phone: (505) 991-6164



VICINITY MAP
NOT TO SCALE
BERNALILLO COUNTY ZONE ATLAS NO. D-36-2

APPROVALS

SRP NUMBER: SRP-20130002

UTILITY APPROVALS:

QWEST	DATE
COMCAST CABLE	DATE
CNMEC ELECTRIC SERVICES	DATE

COUNTY APPROVALS:

BERNALILLO COUNTY DEVELOPMENT REVIEW AUTHORITY, CHAIR	DATE
BERNALILLO COUNTY ZONING	DATE
BERNALILLO COUNTY FIRE MARSHAL'S OFFICE	DATE
BERNALILLO COUNTY ENVIRONMENTAL HEALTH	DATE
BERNALILLO COUNTY PUBLIC WORKS	DATE

FREE CONSENT

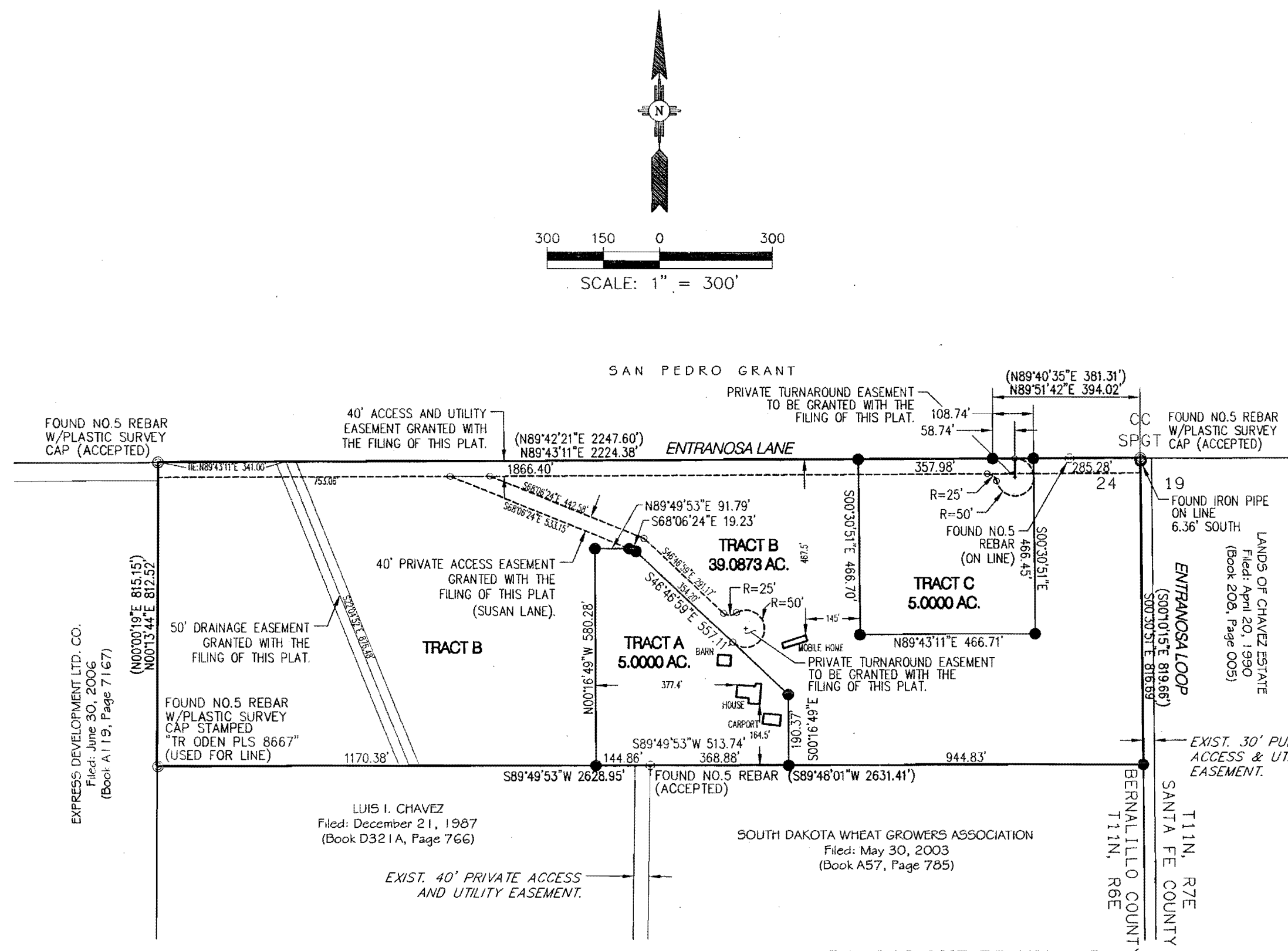
WE THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) OF THE LANDS SHOWN HEREON, OR THEIR AGENT(S), DO HEREBY CERTIFY THAT THE PLAT AS SHOWN IS WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR WISHES AND DESIRES, AND DO FURTHER GRANT ANY RIGHTS-OF-WAY OR ACCESS AND UTILITY EASEMENTS AS SHOWN HEREON TO THE OWNER(S) AND/OR PROPRIETOR(S) OF THE TRACTS SERVED. MAINTENANCE OF PRIVATE ACCESS EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER(S) AND/OR PROPRIETOR(S) OF THE TRACTS SHOWN.

SUSAN McGHEE _____ DATE _____

STATE OF NEW MEXICO)
SS
COUNTY OF BERNALILLO)

ON THIS _____ DAY OF _____, 2012, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THE PERSONS WHOSE NAME APPEARS ABOVE.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____



PROPERTY DESCRIPTION

A certain tract of land situate within the northeast one-quarter (NE 1/4) of Section 24, Township 11 North, Range 6 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, as the same is shown and designated on the WARRANTY DEED for SUSAN McGHEE, recorded in the office of the County Clerk of Bernalillo County, New Mexico on December 21, 1987 in Book D321A, Page 764, and being more particularly described by bearings and ground distances as follows:

BEGINNING at the northwest corner of the tract herein described, a No.5 Rebar with a Yellow Plastic Survey Cap being the north quarter-corner (N 1/4) of said Section 24, also being a point on the south boundary line of the San Pedro Grant; thence along the northerly boundary line of said Section 24, also being the southerly boundary line of said San Pedro Grant, North 89°43'11" East a distance of 2247.60 feet to a point; thence continuing along the northerly boundary line of said Section 24, also being the southerly boundary line of said San Pedro Grant, North 89°51'42" East a distance of 370.80 feet to the northeast corner of said Section 24; thence leaving said south boundary line of said San Pedro Grant and running along the east boundary line of said Section 24, South 00°30'51" East a distance of 816.69 feet to the southeast corner; thence leaving said easterly boundary line of said Section 24, South 89°49'53" West a distance of 2628.95 feet to the southwest corner; thence North 00°13'44" East a distance of 812.52 feet to the point and place of beginning.

This tract contains 49.0873 acres, more or less.

CONTAINING THEREIN a drainage easement situate within said described tract of land and being more particularly described by bearings and ground distances as follows:

BEGINNING at a point on the North line of said tract whence the Northwest corner of said tract bears North 89°43'11" East a distance of 341.00 feet to the South line of said tract of land.

This drainage easement contains 1.0061 acres, more or less.

GRADING AND DRAINAGE

1. THIS PROPERTY IS SUBJECT TO CHAPTER 38 OF THE BERNALILLO COUNTY CODE. IN ACCORDANCE WITH SECTIONS 38-171.1.5, SPECIAL PROVISIONS FOR THE EAST MOUNTAIN AREA, PARAGRAPH b, THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY DECLARE THAT FIFTEEN PERCENT (15%) OR LESS OF THE TOTAL AREA OF THE PROPERTY SHOWN HEREON IS, OR WILL BE IMPERVIOUS AS DEFINED BY THE CODE. UPON DEVELOPMENT OF ANY INDIVIDUAL LOT, TRACT OR PARCEL CREATED BY THIS PLAT, REPLAT, OR SUBDIVISION, THE DETERMINATION OF PERCENT IMPERVIOUS SHALL INCLUDE ANY PUBLIC OR PRIVATE ROADS, STREETS, AND ACCESS EASEMENTS CREATED BY THIS PLAT.
2. THE UNDERSIGNED REGISTERED PROFESSIONAL SURVEYOR HEREBY CERTIFIES THAT ALL ARROYOS, WATERCOURSES, OR STORM DRAINAGE FACILITIES, AS DEFINED BY CHAPTER 38 OF THE BERNALILLO COUNTY CODE, TRAVERSING, CROSSING, OR ABUTTING THE PROPERTY SHOWN HEREON, HAVE BEEN LOCATED BY FIELD SURVEY, AND ARE SHOWN HEREON.
3. DRAINAGE EASEMENT DEDICATION - DEDICATED TO THE COUNTY OF BERNALILLO, ITS SUCCESSORS AND ASSIGNS, OF THE LANDS, RIGHT-OF-WAY, AND EASEMENTS DESIGNATED HEREIN AS "DRAINAGE EASEMENT" IS WITH FULL AND FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, THEIR SUCCESSORS AND ASSIGNS, TRANSFEREES, HEIRS, AND DEVISEES. THIS DEDICATION IS FOR DRAINAGE, FLOOD CONTROL, CONVEYANCE OR STORM WATER, AND THE CONSTRUCTION, OPERATION AND MAINTENANCE OF, AND ACCESS TO SUCH FACILITIES. EXCEPT BY THE WRITTEN APPROVAL OF THE COUNTY ENGINEER, NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID EASEMENT, AND THERE SHALL BE NO ALTERATIONS OF THE GRADES OR CONTOURS IN SAID EASEMENT. THE GRANTING OF EASEMENTS SHALL NOT OBLIGATE THE COUNTY OF BERNALILLO TO MAINTAIN NATURAL ARROYOS, DRAINAGE CHANNELS, OR FACILITIES UNLESS OTHERWISE AGREED IN WRITING BY THE COUNTY. THE GRANTING OF THIS EASEMENT SHALL NOT REQUIRE THE PROTECTION OF PROPERTY LYING OUTSIDE OF THE EASEMENTS GRANTED. SAFE LOCATIONS FOR STRUCTURES BUILT ON LANDS ADJACENT TO THE EASEMENT DEDICATED HEREIN MAY BE SUBSTANTIALLY OUTSIDE THE AREA DESCRIBED BY THE EASEMENTS. SUBJECT TO THE RULES, REGULATIONS, AND ORDINANCES OF BERNALILLO COUNTY, ANY PORTION OF THE LANDS, RIGHT-OF-WAY, OR EASEMENTS DEDICATED OR GRANTED HEREIN MAY BE VACATED TO THE EXTENT SAID PORTION IS DECLARED UNNECESSARY FOR FLOOD CONTROL AND DRAINAGE BY THE COUNTY ENGINEER OF BERNALILLO

BERNALILLO COUNTY

Department of Zoning, Building and Planning
111 Union Square, SE
Albuquerque, NM 87102
(505) 314-0350 Fax: (505) 314-0480



SUMMARY REVIEW

Application Date: **28/DEC/2012**

Application Number: **SRP 20130002**

Hearing Date: **JAN. 10. 2013**

OWNER

OWNER	MC GEHEE SUSAN	PHONE	252-0636
MAILING ADDRESS	82 ENTRANOSA LN, 82 ENTRANOSA LN	CITY/STATE	EDGEWOOD, NM
		ZIP	87015

AGENT

AGENT	MC GEHEE SUSAN	PHONE	252-0636
MAILING ADDRESS	82 ENTRANOSA LN, 82 ENTRANOSA LN	CITY/STATE	EDGEWOOD, NM
		ZIP	87015

SITE INFORMATION

SITE ADDRESS			82 ENTRANOSA LN, EDGEWOOD, NM 87015
DIRECTIONS			
LEGAL DESCRIPTION			
NLY POR OF THE NE/4 SEC 24 T11N R6E CONT 49.3400 AC M/L			
MAP #	D-36	CURRENT ZONE(S)	A-2
UPC #	103606339448010124	PROPOSED ZONE(S)	
EXISTING BUILDING & USE		PROPERTY SIZE in acre 46.888043202479338842975207	
PROPOSED BUILDING & USE		SUBDIVISION NAME	
PLSRP		SUMMARY REVIEW PROCEDURES	

DETAIL INFORMATION

SCOPE OF WORK	MINOR SUDIVISION WITHIN BERNALILLO COUNTY.
SUBDIVISION TYPE: 3 EXISTING LOTS: 1 PROPOSED LOTS: 3 TOTAL ACREAGE: 49.0873 PLAT TYPE: 12/28/2012: SKETCH PLAT//CLC COMP PLAN DESIGNATION: RURAL	
DETAILED INFORMATION	103606339448010124

I hereby acknowledge that I have read this application and stated that the above is correct. I agree to comply with the requirements of the State of New Mexico, and the State of New Mexico as found in the appropriate ordinances adopted by both government agencies. I have reviewed the appropriate section of text found on the reverse side of this application which is relative to this application.

APPLICATION FOR SUBDIVISION OF LAND

BERNALILLO COUNTY
Zoning, Building & Planning
314-0350

OFFICE USE ONLY

CASE #:

SRP-20130002

CDRA MEETING DATE:

JAN. 10, 2013

OWNER Susan McGehee

PHONE 505-252-0636

ADDRESS/CITY/ZIP 82 Entranosa Lane, Edgewood, NM 87015

AGENT N/A - Self

PHONE

ADDRESS/CITY/ZIP

LEGAL DESCRIPTION N'LY PORTION OF THE NE 1/4 SEC 24, T11N, R6E, NMPM

UPC#	1	0	3	6	0	6	3	3	9	4	4	8	0	1	0	1	2	4	SUBDIVISION NAME
UPC#																			Please list any additional UPC numbers on a separate sheet.

SECTION I: SUBDIVISION
TYPE (check one):

- ☐ TYPE 1 ☐ TYPE 4
☐ TYPE 2 ☐ TYPE 5
☒ TYPE 3

EXISTING LOTS 1
 PROPOSED # OF LOTS 3
 TOTAL ACREAGE 49.0873

SPECIAL PROCEDURES
(check one)

- ☐ REPLAT ☐ OTHER
☐ LOT LINE
 ADJUSTMENT

YEAR LAST DIVIDED:

- ☐ > 7 YEARS ☐ < 7 YEARS

SECTION II: REVIEW
PROCEDURES (CHECK ONE):

☐ RESUBMITTAL
 MINOR SUBDIVISION: TYPE 3 (5 - LOTS)
 OR TYPE 5 (SUMMARY REVIEW):

- ☒ SKETCH PLAT
☐ FINAL PLAT

MAJOR SUBDIVISION TYPES 1, 2, 3 (6 +
 LOTS)
 OR TYPE 4

- ☐ SKETCH PLAT
☐ PRELIMINARY PLAT
☐ FINAL PLAT
☐ SKETCH/FINAL PLAT

CASE REVIEW COMMITTEE MEETING DATE

(FOR DEFINITIONS OF SECTION I & II,
REFER TO REVERSE SIDE OF FORM)

OFFICE USE ONLY

ZONE ATLAS
PG:ZONE
CLASS:COMPREHENSIVE PLAN
LAND USE DESIGNATION:

AREA PLAN:

PLANNING QUADRANT:
(CIRCLE ONE)

NE HTS	NV
EM	SV
SW	NW

OFFICE USE ONLY

FEES:

APPLICATION FEE: _____

OTHER FEES: _____

TOTAL FEES: _____

RECEIPT #: _____

I hereby acknowledge that I have read this application & the information submitted is correct. I acknowledge that I must comply with all applicable Bernalillo County Ordinances, the Extraterritorial Subdivision Ordinance (if applicable) & New Mexico State Statutes. I understand this is an application for subdivision review & this request may be denied or deferred.

Signature

Susan McGehee

Date

12/28/12

Packet Pg. 50

Attachment: Application_Sketch (2821 : Srp-20130002)



Bernalillo County
Disclosure Statement Format for Minor Subdivision

1. NAME OF SUBDIVISION

Lands of Susan McGehee

2. NAME AND ADDRESS OF SUBDIVIDER

Susan McGehee
 82 Entranosa Loop
 Edgewood, NM 87015

3. CONDITION OF TITLE

Lands owned in Fee Simple

**4. STATEMENT OF ALL RESTRICTIONS OF RECORD THAT SUBJECT THE
 SUBDIVIDED LAND TO ANY CONDITIONS AFFECTING IT'S USE OR OCCUPANCY**

None known.

5. DESCRIPTION OF UTILITIES BEING PROVIDED BY THE DEVELOPER

Electricity - Central New Mexico Electric Co-Op

Gas - On-site propane

Water - Entranosa Water and Wastewater within 4,000 feet (see availability letter)

Liquid Waste - Proposed permitted on-site septic for any new development

Solid Waster - Mora

Telephone - CenturyLink

6. WATER AVAILABILITY (Sec. 74-96 & 74-105)

Existing residence currently on well. Entranosa Water and Wastewater service within 4,000 feet (see availability letter).

Attachment: Application_Sketch (2821 : Srp-20130002)

For subdivisions that propose connection to an existing community water system-name the public utility and obtain an Availability Statement from the public utility that they are able to provide water service.

7. LIQUID WASTE DISPOSAL

Existing individual on-site septic systems. Additional on-site, individual and permitted septic systems for future developments.

8. SOLID WASTE DISPOSAL

Lands currently have access to multiple solid waste disposal providers.

9. THE PROPERTY IS SUBJECT TO PAYMENT OF IMPACT FEES AT TIME OF CONSTRUCTION BASED ON THE BERNALILLO COUNTY CODE CHAPTER 46 IMPACT FEES

Property owner(s): _____ Date _____
 _____ Date _____

VERIFICATION

STATE OF NEW MEXICO
 County of Bernalillo

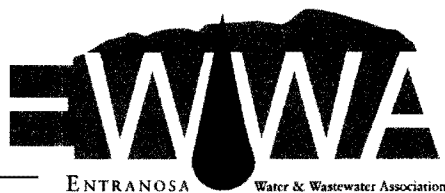
_____, SUBSCRIBED and SWORN TO before me on

_____, 20_____.

My Commission expires:

Notary Public:

Attachment: Application_Sketch (2821 : Srp-20130002)



1330 State Highway 333, Tijeras, NM 87059
Office – (505)-281-8700
Fax – (505) 281-0699

December 27, 2012

BERNALILLO COUNTY PLANNING DEPARTMENT

RE: Letter of Intent, Lands of Susan McGhee, N 1/2 NE ¼, Section 24
T11N R6E, NMPM, County of Bernalillo

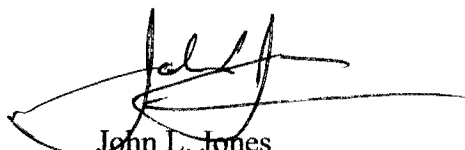
Susan McGhee, owner, has requested a statement of water availability to support a proposed land division creating three parcels, of at least five acres each, from the existing ~50 acre tract. The proposed land division is within the franchise area granted to Entranosa by the County of Bernalillo, and within the place-of-use for the water permitted to us. We have the capacity to serve the three new proposed parcels.

This Letter of Intent is subject to the approval of the appropriate State and County agencies with jurisdiction, and the execution of a membership agreement with Entranosa. This Letter of Intent will become void on December 3, 2013 for those tracts of land without a membership or without a signed development agree with Entranosa to create infrastructure. Under certain conditions, this Letter of Intent may be renewed, but there are no guarantees in that regard and will be negotiated between the owner and Entranosa.

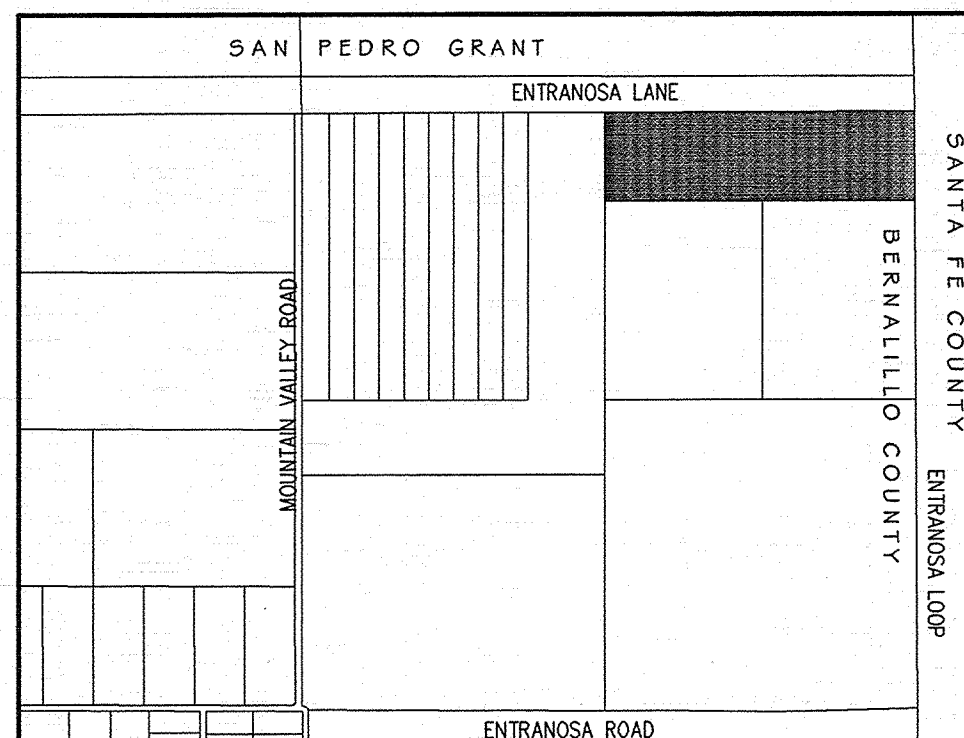
The owner should contact the Bernalillo County Fire Marshall for information on fire protection. In the event a fire hydrant or additional infrastructure is required, the owner will be responsible for those out-of-pocket costs. Entranosa does not guarantee fire flow, but will provide flow as it is reasonably available.

Should there be any questions or concerns on this matter, please do not hesitate to call me at the Entranosa office.

Sincerely,


John L. Jones
Chief Operating Officer

Quality On Tap!
Our Commitment  Our Profession



VICINITY MAP
NOT TO SCALE
BERNALILLO COUNTY ZONE ATLAS NO. D-36-Z

APPROVALS

SRP NUMBER _____

UTILITY APPROVALS:

QWEST	DATE
COMCAST CABLE	DATE
CNMEC ELECTRIC SERVICES	DATE

COUNTY APPROVALS:

BERNALILLO COUNTY DEVELOPMENT REVIEW AUTHORITY, CHAIR	DATE
BERNALILLO COUNTY ZONING	DATE
BERNALILLO COUNTY FIRE MARSHAL'S OFFICE	DATE
BERNALILLO COUNTY ENVIRONMENTAL HEALTH	DATE
BERNALILLO COUNTY PUBLIC WORKS	DATE

FREE CONSENT

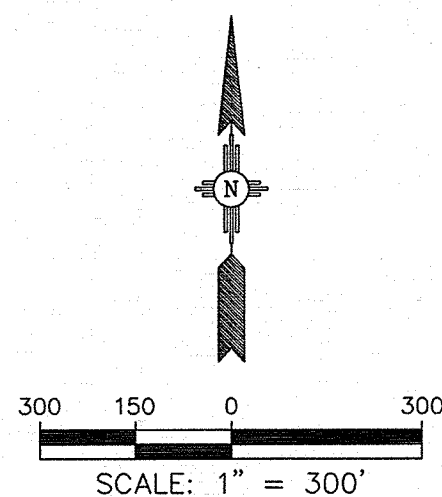
WE THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) OF THE LANDS SHOWN HEREON, OR THEIR AGENT(S), DO HEREBY CERTIFY THAT THE PLAT AS SHOWN IS WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR WISHES AND DESIRES, AND DO FURTHER GRANT ANY RIGHTS-OF-WAY OR ACCESS AND UTILITY EASEMENTS AS SHOWN HEREON TO THE OWNER(S) AND/OR PROPRIETOR(S) OF THE TRACTS SERVED. MAINTENANCE OF PRIVATE ACCESS EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER(S) AND/OR PROPRIETOR(S) OF THE TRACTS SHOWN.

SUSAN MCGHEE _____ DATE _____

STATE OF NEW MEXICO)
SS
COUNTY OF BERNALILLO)

ON THIS _____ DAY OF _____, 2012, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THE PERSONS WHOSE NAME APPEARS ABOVE.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____



SKETCH PLAT OF LANDS OF SUSAN MCGHEE

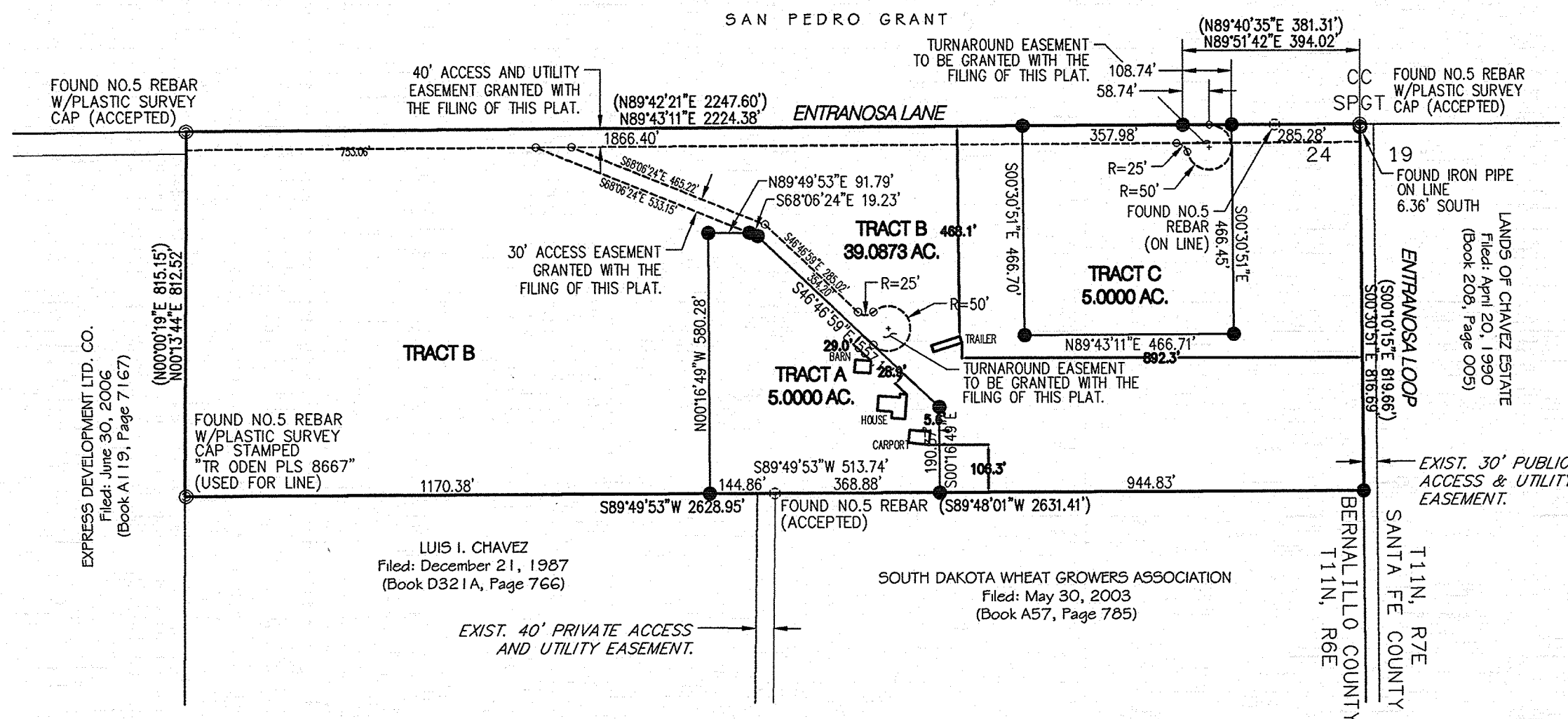
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2012

LEGEND

- ⊙ FOUND NO.5 REBAR WITH SURVEY CAP AS NOTED
- ⊗ FOUND NO.5 REBAR
- SET NO.5 REBAR W/ 1-1/4" DIA. RED PLASTIC SURVEY CAP STAMPED "SOLINSKI", "PS 17531"

NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 3 TRACTS OF LAND.
2. DIMENSIONS SHOWN IN PARENTHESIS ARE RECORD DIMENSIONS.
3. DATE OF SURVEY: OCTOBER 2008.
4. GROSS PLAT ACREAGE: 49.0873 ACRES.
5. THERE IS NO PUBLIC STREET RIGHT-OF-WAY CREATED WITH THIS PLAT.
6. PLAT IS LOCATED WITHIN SECTION 24, TOWNSHIP 11 NORTH, RANGE 6 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO.
7. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE) NAD 1983.
8. DISTANCES ARE GROUND DISTANCES.
9. ALL EASEMENTS OF RECORD ARE SHOWN.



DESCRIPTION

A certain tract of land situate within the northeast one-quarter (NE 1/4) of Section 24, Township 11 North, Range 6 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, as the same is shown and designated on the WARRANTY DEED for SUSAN MCGHEE, recorded in the office of the County Clerk of Bernalillo County, New Mexico on December 21, 1987 in Book D321A, Page 764, and being more particularly described by bearings and ground distances as follows:

BEGINNING at the northwest corner of the tract herein described, a No.5 Rebar with a Yellow Plastic Survey Cap being the north quarter-corner (N 1/4) of said Section 24, also being a point on the south boundary line of the San Pedro Grant; thence along the northerly boundary line of said Section 24, also being the southerly boundary line of said San Pedro Grant, North 89°43'11" East a distance of 2247.60 feet to a point; thence continuing along the northerly boundary line of said Section 24, also being the southerly boundary line of said San Pedro Grant, North 89°51'42" East a distance of 370.80 feet to the northeast corner of said Section 24; thence leaving said south boundary line of said San Pedro Grant and running along the east boundary line of said Section 24, South 00°30'51" East a distance of 816.69 feet to the southeast corner; thence leaving said easterly boundary line of said Section 24, South 89°49'53" West a distance of 2628.95 feet to the southwest corner; thence North 00°13'44" East a distance of 812.52 feet to the point and place of beginning.

This tract contains 49.0873 acres, more or less.

SURVEYOR'S CERTIFICATION

I, Timothy M. Solinski, New Mexico Professional Surveyor No. 17531, do hereby certify that this Boundary Survey Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this instrument is a Boundary Survey Plat of an existing tract or tracts.

Tim Solinski 12-28-12
Timothy M. Solinski
New Mexico Professional Surveyor No. 17531



Timothy M. Solinski, N.M.P.S. No. 17531
3 Tucker Trail
Edgewood, New Mexico 87015
Phone: (505) 991-6164



County Development Review Authority

Meeting: 04/25/13 09:00 AM

Department: Zoning/Building/Planning
Prepared By: Nick Hamm
Director: Nano Chavez
CDRA Chair Nick Hamm

Title: Srp-20130020/N-12/South Valley

Action: Request for Sketch/Final Plat. Huitt-Zollars, INC, agent for Greater Albuquerque Habitat, is proposing to create a replat of Lots 1 thru 4, Section 1, T9N, R2E, located at 1730 Val Verde Dr SW, zoned R-1, containing 3.9 acres±.

SEMI-URBAN

SOUTHWEST AREA PLAN

ATTACHMENTS:

- Application (PDF)
- Sketch Final Plat 4-15-13 (PDF)

BERNALILLO COUNTY

Department of Zoning, Building and Planning
111 Union Square, SE
Albuquerque, NM 87102
(505) 314-0350 Fax: (505) 314-0480



SUMMARY REVIEW

Application Date: 10/APR/2013

Application Number: SRP 20130020

Hearing Date: APR 25, 2013

OWNER

OWNER	GREATER ALBUQUERQUE HABITAT FO		PHONE
			265-0057
MAILING ADDRESS	PO BOX 8353	CITY/STATE	ZIP
		ALBUQUERQUE, NM	87198

AGENT

AGENT	HUITT-ZOLLARS, INC.		PHONE
			892-5141
MAILING ADDRESS	333 RIO RANCHO BLVD	CITY/STATE	ZIP
		RIO RANCHO, NM	87124

SITE INFORMATION

SITE ADDRESS			1730 VAL VERDE DR SW, ALBUQUERQUE, NM
DIRECTIONS			
LEGAL DESCRIPTION			
002VAL VERDE TRS W65 FT OF N217.85FT OF 8			
MAP #	N-12	CURRENT ZONE(S)	R-1
UPC #	101205424019740662	PROPOSED ZONE(S)	
PROPERTY SIZE in acre		.30388409182736455463728191	
SUBDIVISION NAME			
EXISTING BUILDING & USE			
PROPOSED BUILDING & USE			
PLSRP SUMMARY REVIEW PROCEDURES			

DETAIL INFORMATION

SCOPE OF WORK	MINOR SUDIVISION WITHIN BERNALILLO COUNTY.
SUBDIVISION TYPE:	3
EXISTING LOTS:	4
PROPOSED LOTS:	4
TOTAL ACREAGE:	3.9
PLAT TYPE:	4/10/2013: SKETCH/FINAL PLAT//CLC
COMP PLAN DESIGNATION:	SEMI-URBAN

DETAILED INFORMATION
101205424019740662
101205424618140638
101205426718440640

Attachment: Application (2822 : Srp-20130020)

I hereby acknowledge that I have read this application and stated that the above is correct. I agree to comply with the requirements of the City of Albuquerque, New Mexico, and the State of New Mexico as found in the appropriate ordinances adopted by both government agencies. I have reviewed appropriate section of text found on the reverse side of this application which is relative to this application.

APPLICATION FOR SUBDIVISION OF LAND

BERNALILLO COUNTY
Zoning, Building & Planning
314-0350

OFFICE USE ONLY

CASE #:

SRP-20130020

CDRA MEETING DATE:

APRIL 25, 2013

OWNER

Greater Albuquerque Habitat for Humanity

PHONE 265-005

ADDRESS/CITY/ZIP

204 San Mateo SE, Suite E./Alb/87108

AGENT

Holt-Zollars, Inc.

PHONE 892-51

ADDRESS/CITY/ZIP

333 Rio Rancho Blvd / Rio Rancho / 87124

LEGAL DESCRIPTION

UPC#	1	0	1	2	0	5	4	2	4	0	1	9	7	4	0	6	6	2	SUBDIVISION NAME
UPC#	1	0	1	2	0	5	4	2	6	7	1	8	4	4	0	6	4	0	Please list any additional UPC numbers a separate sheet.

SECTION I: SUBDIVISION

TYPE (check one):

- ☐ TYPE 1 ☐ TYPE 4
☐ TYPE 2 ☐ TYPE 5
☒ TYPE 3

EXISTING LOTS 4
 PROPOSED # OF LOTS 4
 TOTAL ACREAGE 3.9

SPECIAL PROCEDURES

(check one)

- ☐ REPLAT ☐ OTHER
☐ LOT LINE
 ADJUSTMENT

YEAR LAST DIVIDED:

- ☒ >7 YEARS ☐ <7 YEARS

SECTION II: REVIEW
PROCEDURES (CHECK ONE):

- ☐ RESUBMITTAL
 MINOR SUBDIVISION: TYPE 3 (5 -LOTS)
 OR TYPE 5 (SUMMARY REVIEW):

- ☒ SKETCH PLAT
☐ FINAL PLAT

MAJOR SUBDIVISION TYPES 1, 2, 3 (6 +
 LOTS)
 OR TYPE 4

- ☐ SKETCH PLAT
☐ PRELIMINARY PLAT
☐ FINAL PLAT
☒ SKETCH/FINAL PLAT

CASE REVIEW COMMITTEE MEETING DATE

(FOR DEFINITIONS OF SECTION I & II,
 REFER TO REVERSE SIDE OF FORM)

OFFICE USE ONLY

ZONE ATLAS
PG:ZONE
CLASS:COMPREHENSIVE PLAN
LAND USE DESIGNATION:

AREA PLAN:

PLANNING QUADRANT:
(CIRCLE ONE)

NE HTS NV
 EM SV
 SW NW

OFFICE USE ONLY

FEES:

APPLICATION FEE:

OTHER FEES:

TOTAL FEES

RECEIPT #:

I hereby acknowledge that I have read this application & the information submitted is correct. I acknowledge that I must comply with all applicable Bernalillo County Ordinances, the Extraterritorial Subdivision Ordinance (if applicable) & New Mexico law. I understand this is an application for subdivision review & this request may be denied or deferred.

Signature

[Signature]

Date 4/12/13

HUITT-ZOLIARS

PROJECT _____

CLIENT _____

JOB # _____

BY _____

DATE _____

TASK _____

CHECKED _____

DATE _____

SHEET _____

OF _____

UPC# 1 012 054 246 181 406 38

Attachment: Application (2822 : Srp-20130020)



BERNALILLO COUNTY

Zoning, Building, Planning & Environmental Health Department
 111 Union Square St. SE, Suite 100
 Albuquerque, NM 87102
 (505) 314-0450
 (505) 314-0480 - fax

AGENT'S AUTHORIZATION FORM

This form is used to allow someone other than the registered owner of a specific parcel of property to act on behalf of the owner for a proposed permit and/or request.

ADDRESS OF SUBJECT PROPERTY

Please print

Please print

Greater Albuquerque Habitat for Humanity
 NAME OF PROPERTY OWNER

Huitt-Zollars, Inc.
 AGENT'S NAME OR COMPANY

PO Box 8353
 ADDRESS OF PROPERTY OWNER

333 Rio Rancho Dr. NE, Suite 101
 AGENT'S ADDRESS

Albuquerque, NM 87198
 CITY STATE ZIP

Rio Rancho, NM 87124
 CITY STATE ZIP

(505) 265-0057
 PHONE NUMBER

505-892-5141
 AGENT'S PHONE NUMBER

I, Greater Albuquerque Habitat for Humanity, the legally registered property owner for the site located at Rancho Valerio Subdivision, 1700 block of Valverde which is situated within the unincorporated area of Bernalillo County, hereby authorize the referenced individual and/or company to make application and act as my agent concerning the following request:

Sketch and Final Plat Summittal

JUDITH LUCERO, EXECUTIVE DIRECTOR
 Print Full Name

State of New Mexico
 Bernalillo county

Subscribed and sworn to before me on this 25th

Judith Lucero
 Signature

Day of October 2011

Notary Public

Margaret Smith

Disclosure Statement for Final Plat Rancho Valerio Estates

Date: April 10, 2013

Bernalillo County, New Mexico

Owner: Greater Albuquerque Habitat for Humanity

1. Name of Subdivision:
Rancho Valerio Estates

2. Name and address of Subdivider
Greater Albuquerque Habitat for Humanity
204 San Mateo SE, Suite E, Albuquerque, NM 87108

3. Name and address of person in charge of sales, leasing or other conveyance in New Mexico (optional)
Judy Lucero
204 San Mateo SE, Suite E
Albuquerque, New Mexico 87108
(505) 265-0057

4. Size of Subdivision both Present and Anticipated

Present	Anticipated
<u>4 Lots</u>	<u>4 Lots</u>
<u>3.9014 Acres</u>	<u>3.8601 Acres (lots)</u>

5. Size of Largest Parcel Offered for Sale or Lease within the Subdivision:
0.9950 Acres

6. Size of Smallest Parcel Offered for Sale or Lease within the Subdivision:
0.9568 Acres (41,678 sf)

7. Proposed Range of Selling or Leasing Prices (optional)
Not Applicable – Habitat for Humanity

8. Finance Terms

<u>Interest Terms -</u>	<u>To Be Determined</u>
<u>Term of Loan or Contract –</u>	<u>To Be Determined</u>
<u>Minimum Down Payment –</u>	<u>None</u>
<u>Service Charges -</u>	<u>None</u>
<u>Premium for credit life or other insurance -</u>	<u>None</u>
<u>Closing Costs</u>	<u>None</u>

9. Name and Address of Holder of Legal Title
Greater Albuquerque Habitat for Humanity
204 San Mateo SE, Suite E
Albuquerque, NM 87108

10. Name and Address of Persons Having Equitable Title
Judy Lucero

Attachment: Application (2822 : Srp-20130020)

Greater Albuquerque Habitat for Humanity
 204 San Mateo SE, Suite E
 Albuquerque, NM 87108

11. Condition of Title
Number of Mortgages: (1) Loan Number 61210
Name and Address of each Mortgage: First Community Bank
 8100 Lang Ave, NE
 Albuquerque, NM 87109
Balance on Mortgage: \$225,000
Summary of Release Interest only Balloon Payment on 10/1/07
No. of Real Estate Contracts: None
Balance on Contract: NA
Summary of Default Provisions: NA
Statement of any other Encumbrance: NA
Statement of other Conditions: NA
12. Statement of All Restrictions or Reservations of Record that Subject the Subdivided Land to Any Conditions Affecting its Use or Occupancy
Deed/Plat Restrictions: R-1 Zoning
13. Escrow Agent
Name:
Address:
Subdivider does not have any interest or financial ties to the Escrow Agent
14. Utilities (Estimated cost per Lot)
- | Utility | Provider: | Estimated Cost Per Lot: |
|-------------|------------------|-------------------------|
| Electricity | PNM | \$500 |
| Gas | NM Gas Co. | \$500 |
| Water | ABCWUA | \$2,500 |
| Telephone | Century Link | \$500 |
| Wastewater | ABCWUA | \$2,600 |
| Solid Waste | Waste Management | \$0 |
15. Installation of Utilities
- | Utility | Date Installed |
|-------------|----------------|
| Electricity | |
| Gas | |
| Water | |
| Phone | |
| Wastewater | |
| Solid Waste | |
16. Utility Location
Utilities are provided to each parcel

17. Water Availability
 Availability/Source: ABCWUA
 Delivery: Public Water Infrastructure

This subdivision will be serviced by the ABCWUA, which has indicated that it is “ready willing and able to provide the maximum annual requirement for this project for a period of at least 70 years”. Water will be provided by individual metered service to each lot. All usage requirements and restrictions are governed by the ABCWUA.

For conversation purposes, the ABCWUA is currently requiring that each lot use no more than 180 gallons per day per household. An example water budget and suggested water conversation measures are available upon request. Compliance with the ABCWUA-imposed standard is the responsibility of the homeowner and will necessitate stringent water conservation practices. ABCWUA requirements are subject to future modifications.

Bernalillo County code Sections 74-91 Items 1-5 of the Subdivision Code and Section 30-249 of the Water Conservation Ordinance describe the minimum water conservation measures required by the County. However, compliance with the County Ordinance does not ensure compliance with the more stringent ABCWUA requirements. At time of development, owner will meet all pertinent requirements of the ABCWUA. Individual wells are prohibited. An example water budget is attached to the application.

18. For Subdivisions with Community Water Systems
Not Applicable.
19. For Subdivisions with Individual Wells or Multiple Household Wells
Not Applicable.
20. Life Expectancy of the Water Supply
At least 70 years per ABCWUA.
21. Surface Water
Not Applicable.
22. New Mexico State Engineer’s Opinion on Water Availability
Not Applicable.
23. Water Quality
ABCWUA Supplier.
24. New Mexico Environment Department’s Opinion on Water Quality
ABCWUA Supplier.
25. Wastewater System
Wastewater infrastructure shall be developed for ABCWUA. ABCWUA shall operate the system. Each lot shall be provided with sanitary sewer service and flows shall be conveyed to the ABCWUA wastewater treatment facility.

26. Bernalillo County Environmental Health and the New Mexico Environment Department Groundwater Quality Bureau Opinion on Wastewater Systems
Not Applicable.
27. Solid Waste Disposal
Solid Waste shall be collected weekly by Waste Management, Inc. and disposed at a licensed disposal facility – such as Cerro Colorado Landfill.
28. New Mexico Environment Department's Opinion on Solid Waste Disposal.
Not Applicable.
29. Terrain Management
The property shall not be disturbed as part of this platting action. Each lot shall develop a grading and drainage plan as part of building permit submittal.
- Stormwater facilities within the floodplain shall be sized to accommodate the displaced volume of floodplain.
- All or a portion of Lots 1,2,3, and 4 Block 1 are in the floodplain.
- Subsurface drainage. Groundwater is expected to be sufficiently deep to not present issues.
- This site is flat and within the floodplain. This area of the County is poorly served with stormwater management facilities and is subject to flooding. House pads shall be constructed a minimum of 1' above the base flood elevation and on-lot ponds shall be constructed.
30. Natural Resources Conservation Districts Opinion on Terrain Management
Not Applicable as within Incorporated Area of the County.
31. Subdivision Access
Subdivision is accessible by Val Verde Drive which is a paved County Road. All proposed lots shall front Val Verde Drive.
32. New Mexico Department of Transportation's Opinion on Access
Not Applicable.
33. Construction Guarantees
This platting action does not require public or private infrastructure.
34. Adverse or Unusual Conditions
None have been identified
35. Recreational Facilities
None are proposed.
36. Fire Protection
Distance to the nearest fire station is 2 miles to Station #3.
Distance measured is Arenal to Isleta to Valverde.
Station #3 is Full-Time.

37. Police Protection
Bernalillo County Sheriff and New Mexico State Police Department
38. Public Schools
Barcelona Elementary School is 0.6 miles
Harrison Middle School is within 1.6 miles
Rio Grande High School is within 2 miles.
These schools are within APS.
39. Hospitals
Area is well serviced by hospitals – Presbyterian Hospital is within 10 miles.
40. Public Transportation
Area is serviced by the RailRunner.
Area is serviced by ABO Ride.

The information within this disclosure statement is true and accurate to the best of my knowledge.

Greater Albuquerque Habitat for Humanity

Judy Lucero
 Executive Director

STATE OF NEW MEXICO)
 SS
 COUNTY OF BERNALILLO)

On this _____ day of _____, 2013 before me the under signed Notary Public in and for said County and State, personally appeared Judy Lucero, who, being by me duly sworn, did say that she is the Executive Director of Greater Albuquerque Habitat for Humanity a non-profit organization under the laws of the State of New Mexico.

 Notary Public

OFFICIAL SEAL
 NOTARY PUBLIC-STATE OF NEW MEXICO

My Commision Expires _____

COUNTY PLANNING DEPARTMENT

Date 4-10-13Proposed name of platting action Rancho Valerio EstatesProposed type of platting action Replot 4 to 4

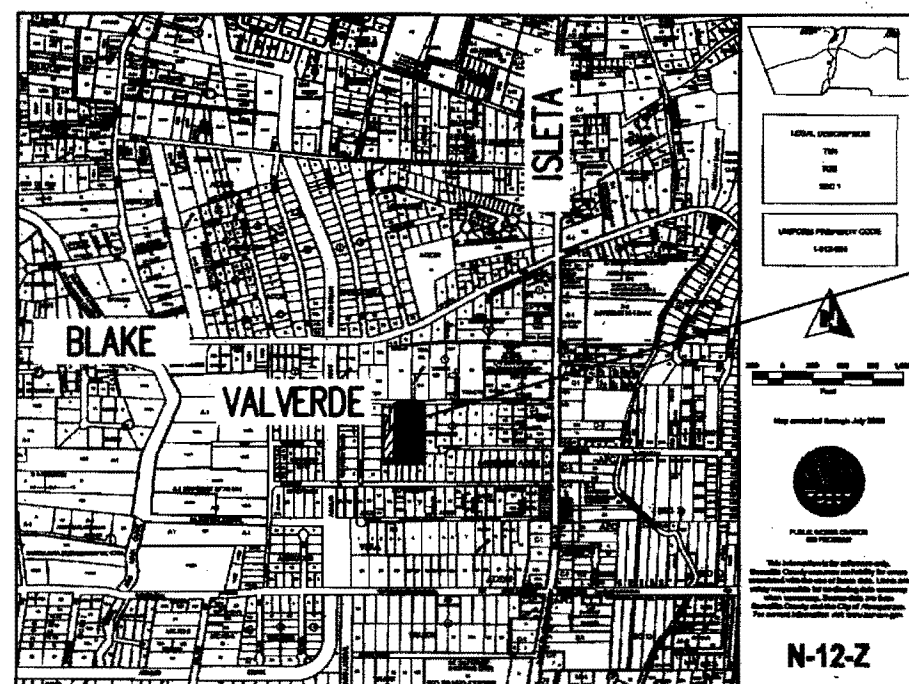
This submittal appears from a planning perspective to be a platting action that can be completed as a Sketch/Final plat within the 30 day final plat time frame as defined in the County Code Chapter 74 Subdivisions.

This opinion does not assure applicant approval from other departments or the planning department as comment may change when an official plat is submitted for review.

Planner

N. Namm 

Attachment: Application (2822 : Srp-20130020)



SITE

VICINITY MAP
ZONE ATLAS N-12-Z

SUBDIVISION DATA

NO. OF LOTS	4	PARCEL ACRES	3.9014
NO. OF PARCELS	0	LOT ACRES	3.8601
NO. OF TRACTS	0	PARCEL ACRES	0
STREET MILES (FULL)	0.00	TRACT ACRES	0
		STREET ACRES	0.0000
		DEDICATED ACRES	0.0413

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO CREATE FOUR (4) LOTS FROM FOUR (4) EXISTING DEEDED LOTS. THE FOUR (4) PROPOSED LOTS WILL HAVE SIMILAR SIZE AND APPROXIMATELY EQUAL FRONTAGE ONTO VAL VERDE DRIVE. THERE IS A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT WITHIN ALL LOTS ADJACENT TO ROAD RIGHTS-OF-WAY BEING GRANTED HEREON. THERE IS ALSO A FIVE (5) FOOT WIDE PUBLIC UTILITY EASEMENT WITHIN ALL LOTS ON ALL OTHER SIDE AND REAR PROPERTY LINES.

NOTES

- ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, DELTA ALPHA -0014°47.44". GRID BEARINGS ARE BASED BETWEEN ACS STATIONS "21_N12" AND "20_N12". DISTANCES ARE HORIZONTAL GROUND DISTANCES IN FEET.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE FROM RECORD PLATS.
- ALL PROPERTY CORNERS ARE SET WITH A 5/8" X 24" REBAR WITH RED OR YELLOW PLASTIC CAP STAMPED LS 10466 SET FLUSH WITH THE GROUND, UNLESS OTHERWISE NOTED.
- CITY OF ALBUQUERQUE WATER AND SEWER SERVICE TO THESE LOTS MUST BE VERIFIED AND COORDINATED WITH THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.

EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- NM GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE NATURAL GAS.
- QWEST d/b/a CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
- COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE. TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS. WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

PNM, NEW MEXICO GAS COMPANY, COMCAST, AND QWEST d/b/a CENTURYLINK QC COMMUNICATIONS DO NOT RELEASE ANY PREVIOUS EASEMENT RIGHT WHICH WAS GRANTED BY PRIOR PLATTING OR RECORD DOCUMENT UNLESS SPECIFICALLY NOTED HEREON.

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #

UPC # 101205424019740662

UPC # 101205426718440640

UPC # 101205424618140638

BERNALILLO COUNTY TREASURERS OFFICE:

BY: _____ DATE: _____

LEGAL DESCRIPTION

A PARCEL OF LAND BEING PORTIONS OF LOTS SEVEN (7) AND EIGHT (8) IN BLOCK TWO (2) OF THE PLAT ENTITLED "VAL VERDE TRACTS, A SUBURBAN ADDITION TO THE CITY OF ALBUQUERQUE, N.M.", FILED FOR RECORD ON NOVEMBER 1, 1927 IN VOL. C, FOLIO 24, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, BEING WITHIN PROJECTED SECTION 1, TOWNSHIP 9 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ATRISCO GRANT, BERNALILLO COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, BEING THE NORTHEAST CORNER OF AFORESAID LOT 7 OF VAL VERDE TRACTS, FROM WHICH THE CITY OF ALBUQUERQUE SURVEY CONTROL STATION "21_N12" BEARS S.72°57'52"E., 1168.78 FEET DISTANT;
THENCE S.00°11'36"W., 489.09 FEET TO THE SOUTHEAST CORNER;
THENCE S.89°11'52"W., 119.94 FEET;
THENCE N.0°18'17"E., 28.16 FEET;
THENCE S.89°22'38"W., 240.04 FEET TO THE SOUTHWEST CORNER;
THENCE N.00°11'55"E., 279.28 FEET;
THENCE N.00°07'21"E., 185.06 FEET TO THE NORTHWEST CORNER;
THENCE N.89°51'35"E., 360.14 FEET TO THE NORTHEAST CORNER AND POINT OF BEGINNING.

PARCEL CONTAINS 3.9014 ACRES.

OWNER'S DEDICATION AND FREE CONSENT

THE PROPERTY SHOWN HEREON IS REPLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE THE ADDITIONAL PUBLIC RIGHT-OF-WAY AS SHOWN HEREON TO THE COUNTY OF BERNALILLO IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. THE OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED. THOSE SIGNING WARRANT THAT THEY HOLD LEGAL TITLE TO PROPERTY BEING REPLATTED HEREON.

OWNER: GREATER ALBUQUERQUE HABITAT FOR HUMANITY, A NON-PROFIT NEW MEXICO CORPORATION

Judy Lucero

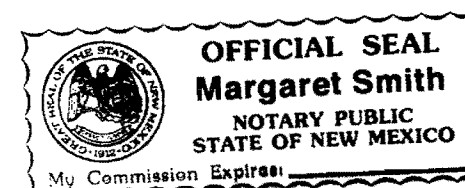
JUDY LUCERO
CHIEF EXECUTIVE OFFICER
CHAIRMAN OF THE BUILDING COMMITTEE
GREATER ALBUQUERQUE HABITAT FOR HUMANITY

(STATE OF NEW MEXICO)
(COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 25th, 2013
BY JUDY LUCERO ON BEHALF OF GREATER ALBUQUERQUE HABITAT FOR HUMANITY.

BY: Margaret Smith
NOTARY PUBLIC

MY COMMISSION EXPIRES: April 15, 2015



DOCUMENTS USED TO PREPARE THIS PLAT

PLAT OF VAL VERDE TRACTS
RECORDED NOVEMBER 1, 1927 IN PLAT BOOK C PAGE 24

PLAT OF OTIS H. GOODNER'S
SUBDIVISION OF SOUTH 150 FT. OF LOTS 7 & 8
BLOCK 2 VAL VERDE TRACTS
RECORDED JULY 11, 1947 IN PLAT BOOK D PAGE 45

WARRANTY DEED RECORDED APRIL 2, 1947 IN BOOK D44 PAGE 403

WARRANTY DEED RECORDED MARCH 15, 1957 IN BOOK D380 PAGE 88

WARRANTY DEED RECORDED JUNE 5, 1956 IN BOOK D353 PAGE 42

WARRANTY DEED RECORDED AUGUST 27, 1982 IN BOOK D168A PAGE 207

WARRANTY DEED RECORDED OCTOBER 26, 2006 IN DOCUMENT NUMBER 2006163708

DEED OF TRUST RECORDED IN BOOK TD13 PAGE 485

PLAT FOR RANCHO VALERIO ESTATES

COMPRISING PORTIONS OF TRACTS 7 & 8 IN BLOCK 2 OF
VAL VERDE TRACTS

WITHIN THE TOWN OF ATRISCO GRANT
PROJECTED SECTION 1, T. 9 N., R. 2 E.
NEW MEXICO PRINCIPAL MERIDIAN
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2013
SHEET 1 OF 2
CDRA Case Number _____

PROJECT NO. _____
APPLICATION NO. _____

PLAT APPROVALS

UTILITY APPROVALS

Leonardo Viquez 3-29-13
PNM ELECTRIC SERVICES DATE

NM GAS COMPANY DATE

QWEST TELECOMMUNICATIONS D/B/A CENTURYLINK QC DATE
4/9/13

COMCAST DATE

ALBUQUERQUE-BERNALILLO CO. WATER UTILITY AUTHORITY (A.B.C.W.U.A.) DATE

COUNTY APPROVALS

BERNALILLO COUNTY DEVELOPMENT REVIEW AUTHORITY, CHAIR DATE

BERNALILLO COUNTY ZONING DATE

BERNALILLO COUNTY FIRE MARSHAL'S OFFICE DATE

BERNALILLO COUNTY ENVIRONMENTAL HEALTH DATE

BERNALILLO COUNTY PUBLIC WORKS DATE

ALBUQUERQUE METRO AREA FLOOD CONTROL AUTHORITY (A.M.A.F.C.A.) DATE
2-4-13
CITY SURVEYOR, CITY OF ALBUQUERQUE

MRGCD APPROVAL NOTE

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS-OF-WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISIONS FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT DATE

SURVEYOR'S CERTIFICATION

I, REX J. VOGLER, NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 10466, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST. THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE BERNALILLO COUNTY SUBDIVISION ORDINANCE, AND THE "MINIMUM STANDARDS FOR LAND SURVEYS" AS ESTABLISHED BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Rex J. Vogler
REX J. VOGLER, P.S. NO. 10466
RIO GRANDE SURVEYING CO.
P.O. BOX 7155
ABQ., NM 87194
505-764-8891

01/25/2013
DATE

HUETT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141



